

Executive Summary Report

Characteristics-Based Market Adjustment for 2006 Assessment Roll

Area Name / Number: Central District / Area 15

Previous Physical Inspection: 2001

Improved Sales:

Number of Sales: **1137**

Range of Sale Dates: 1/2003 - 12/2005

Sales – Improved Valuation Change Summary

	Land	Imps	Total	Sale Price	Ratio	COV*
2005 Value	\$130,000	\$229,900	\$359,900	\$395,300	91.0%	17.41%
2006 Value	\$142,500	\$245,800	\$388,300	\$395,300	98.2%	17.42%
Change	+\$12,500	+\$15,900	+\$28,400		+7.2%	-0.01%
% Change	+9.6%	+6.9%	+7.9%		+7.9%	-0.06%

*COV is a measure of uniformity; the lower the number the better the uniformity. The negative figures of -0.01% and -0.06% represent an improvement.

Sales used in this analysis: All sales of one to three unit residences on residential lots which were verified as, or appeared to be market sales were considered for the analysis. Individual sales that were excluded are listed later in this report. Multi-parcel sales, multi-building sales, mobile home sales, and sales of new construction where less than a 100% complete house was assessed for 2005 or any existing residence where the data for 2005 is significantly different from the data for 2006 due to remodeling were also excluded. In addition, the summary above excludes sales of parcels that had improvement value of \$25,000 or less posted for the 2005 Assessment Roll. This also excludes previously vacant and destroyed property partial value accounts.

Population - Improved Parcel Summary:

	Land	Imps	Total
2005 Value	\$142,700	\$216,900	\$359,600
2006 Value	\$156,500	\$231,400	\$387,900
Percent Change	+9.7%	+6.7%	+7.9%

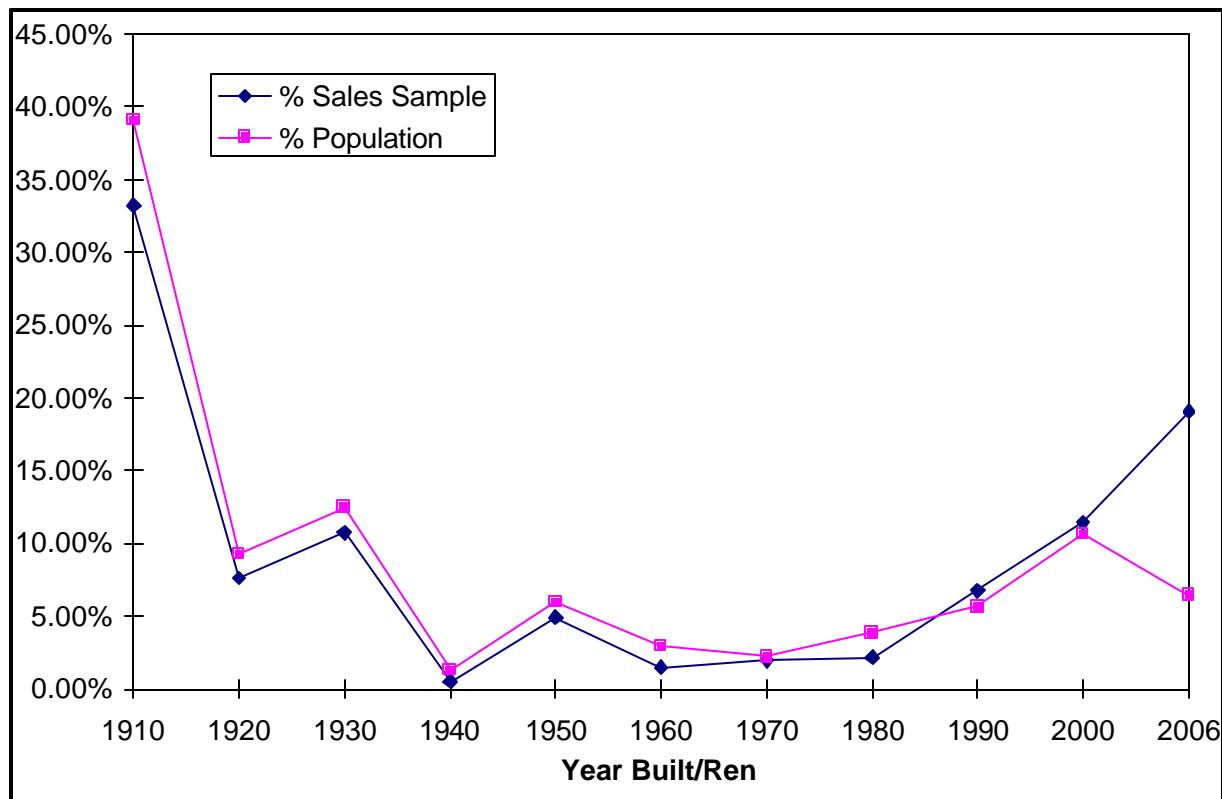
Number of one to three unit residences in the Population: 5629

Summary of Findings: The analysis for this area consisted of a general review of applicable characteristics which might be used in the model such as grade, age, condition, stories, living area, lot size and neighborhoods. Although analysis was completed in NCSS and a model was considered, an overall factor was decided upon for this area. Area 15 is scheduled for physical inspection in 2007.

The Annual Update Values described in this report improve assessment levels, uniformity and equity. We recommend posting these values for the 2006 assessment roll.

Sales Sample Representation of Population - Year Built / Renovated

Sales Sample			Population		
Year Built/Ren	Frequency	% Sales Sample	Year Built/Ren	Frequency	% Population
1910	378	33.25%	1910	2202	39.12%
1920	87	7.65%	1920	524	9.31%
1930	122	10.73%	1930	702	12.47%
1940	6	0.53%	1940	75	1.33%
1950	56	4.93%	1950	335	5.95%
1960	17	1.50%	1960	165	2.93%
1970	22	1.93%	1970	126	2.24%
1980	25	2.20%	1980	218	3.87%
1990	77	6.77%	1990	317	5.63%
2000	130	11.43%	2000	602	10.69%
2006	217	19.09%	2006	363	6.45%
	1137			5629	

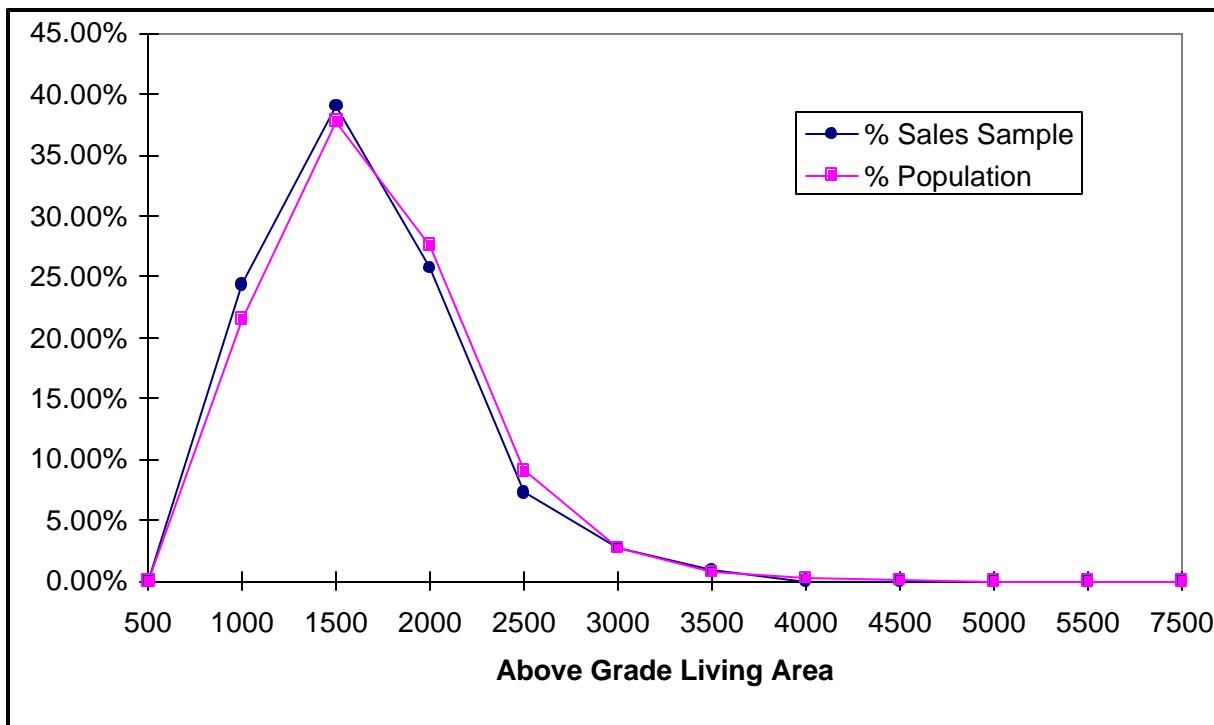


Sales of new homes built in the last two years are over-represented in this sample. This is a common occurrence due to the fact that most new homes will sell shortly after completion.

Sales Sample Representation of Population - Above Grade Living Area

Sales Sample		
AGLA	Frequency	% Sales Sample
500	0	0.00%
1000	277	24.36%
1500	444	39.05%
2000	292	25.68%
2500	83	7.30%
3000	31	2.73%
3500	10	0.88%
4000	0	0.00%
4500	0	0.00%
5000	0	0.00%
5500	0	0.00%
7500	0	0.00%
		1137

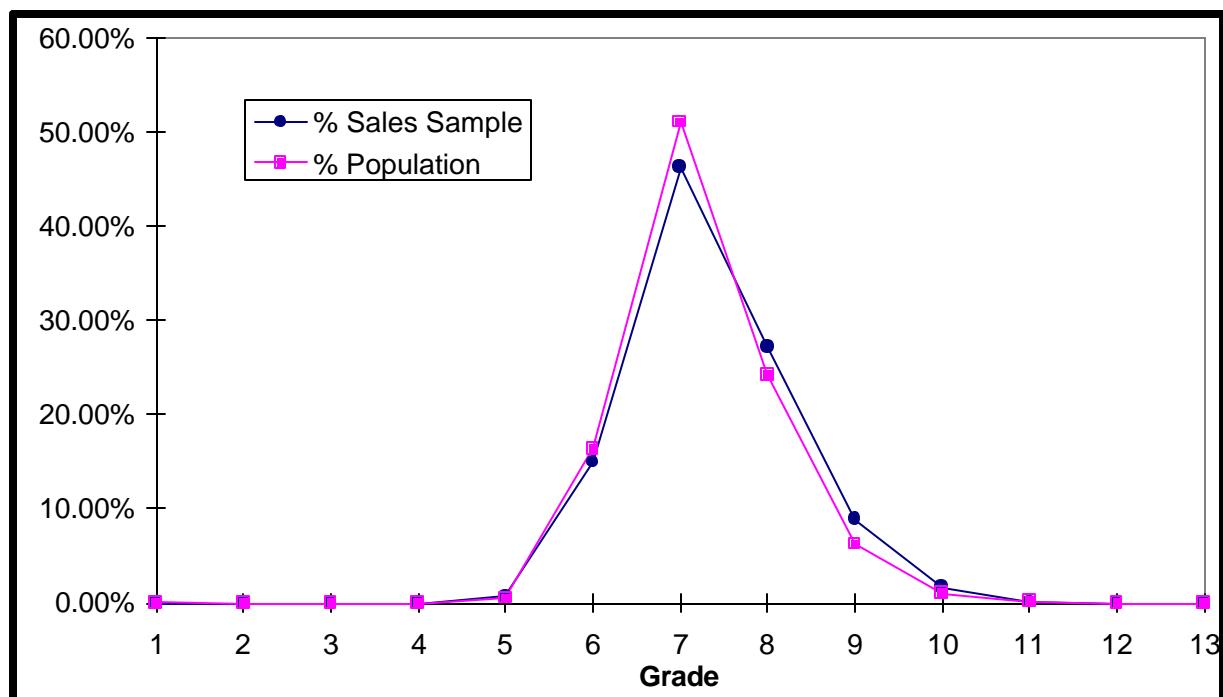
Population		
AGLA	Frequency	% Population
500	2	0.04%
1000	1212	21.53%
1500	2126	37.77%
2000	1553	27.59%
2500	512	9.10%
3000	155	2.75%
3500	46	0.82%
4000	14	0.25%
4500	8	0.14%
5000	0	0.00%
5500	1	0.02%
7500	0	0.00%
		5629



The sales sample frequency distribution follows the population distribution very closely with regard to Above Grade Living Area. This distribution is ideal for both accurate analysis and appraisals.

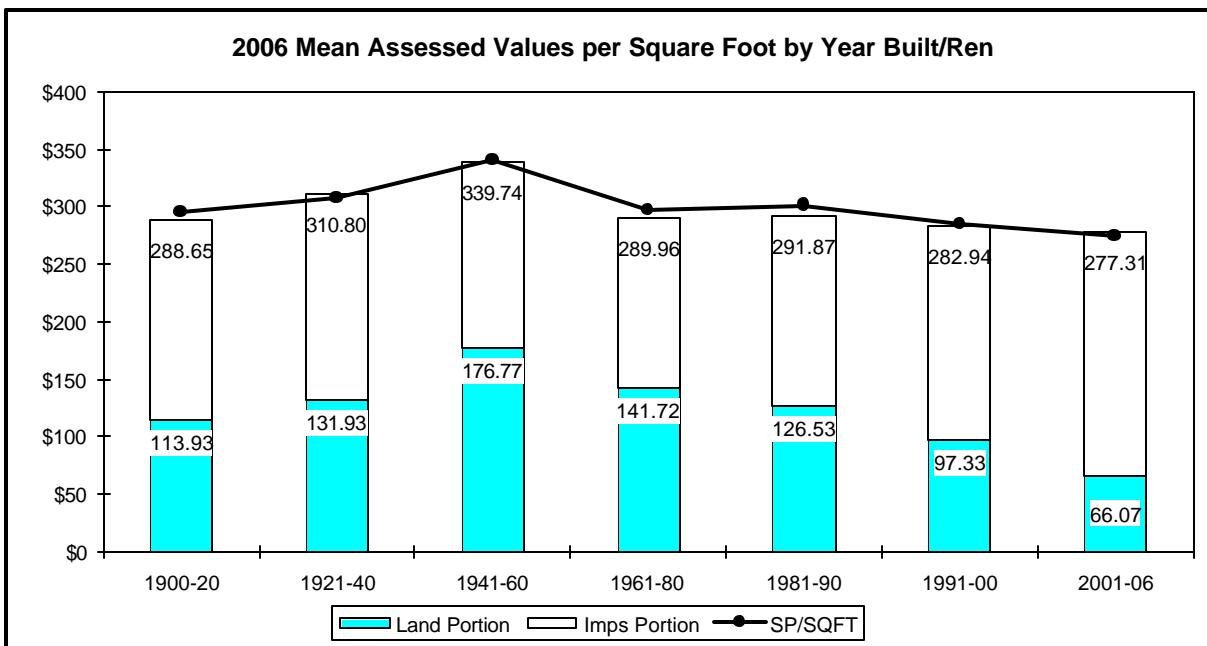
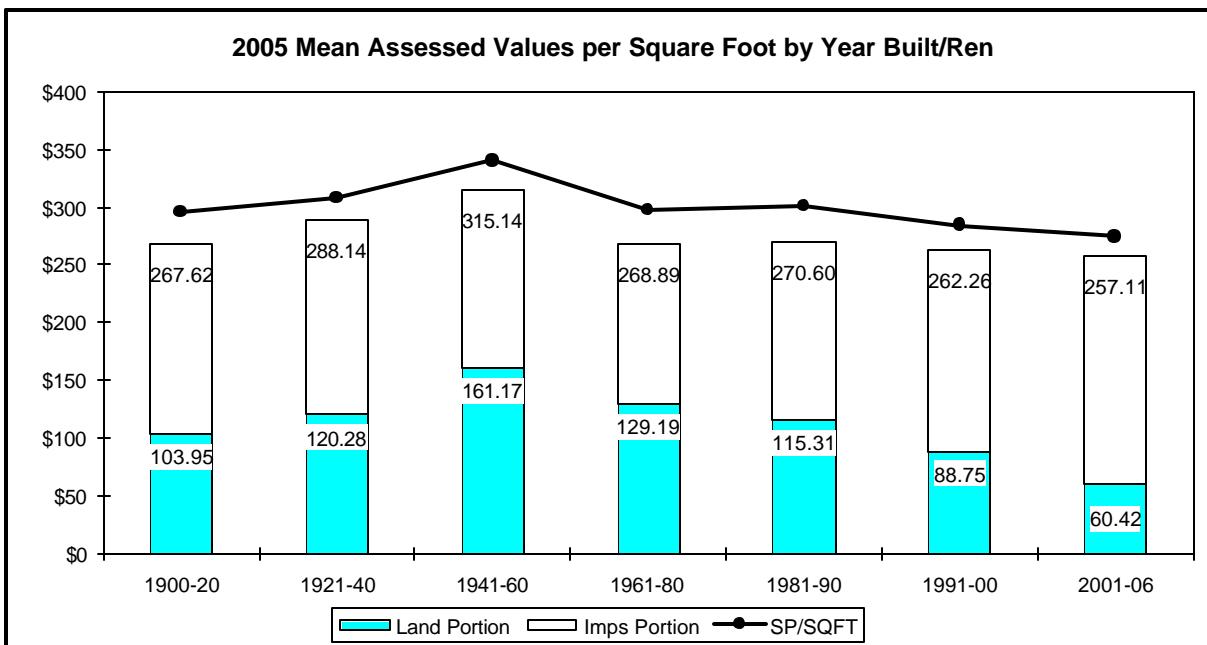
Sales Sample Representation of Population - Grade

Sales Sample			Population		
Grade	Frequency	% Sales Sample	Grade	Frequency	% Population
1	0	0.00%	1	1	0.02%
2	0	0.00%	2	0	0.00%
3	0	0.00%	3	0	0.00%
4	0	0.00%	4	0	0.00%
5	8	0.70%	5	31	0.55%
6	171	15.04%	6	922	16.38%
7	527	46.35%	7	2881	51.18%
8	310	27.26%	8	1368	24.30%
9	101	8.88%	9	356	6.32%
10	19	1.67%	10	59	1.05%
11	1	0.09%	11	11	0.20%
12	0	0.00%	12	0	0.00%
13	0	0.00%	13	0	0.00%
1137			5629		



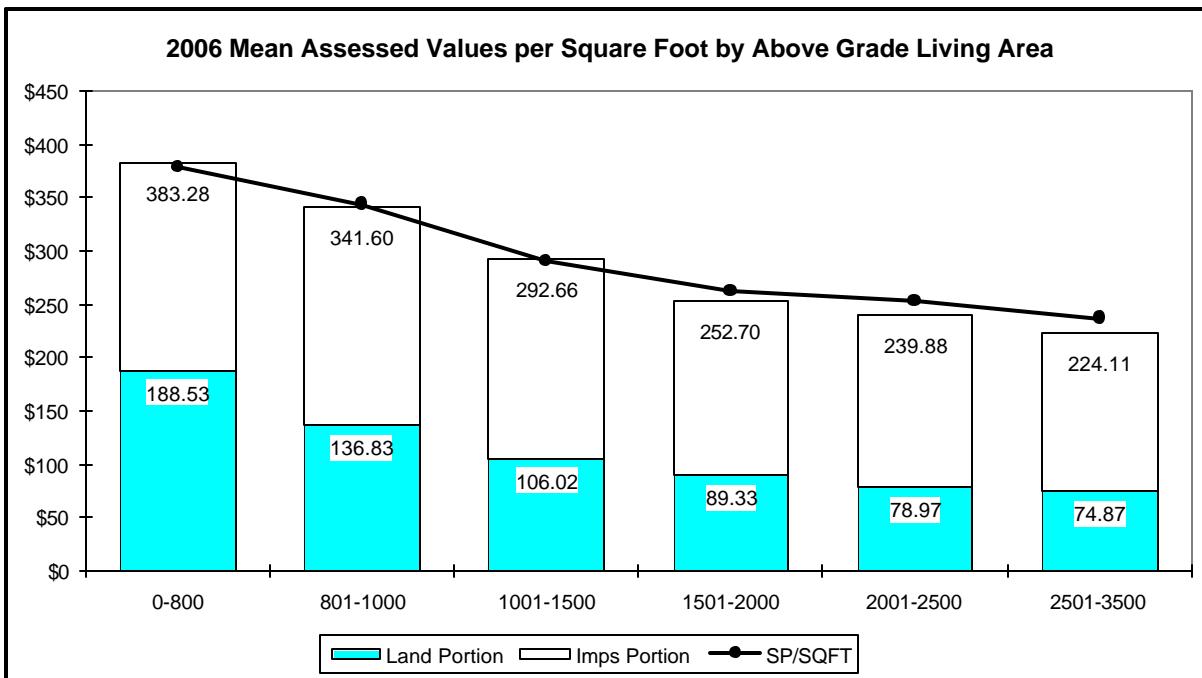
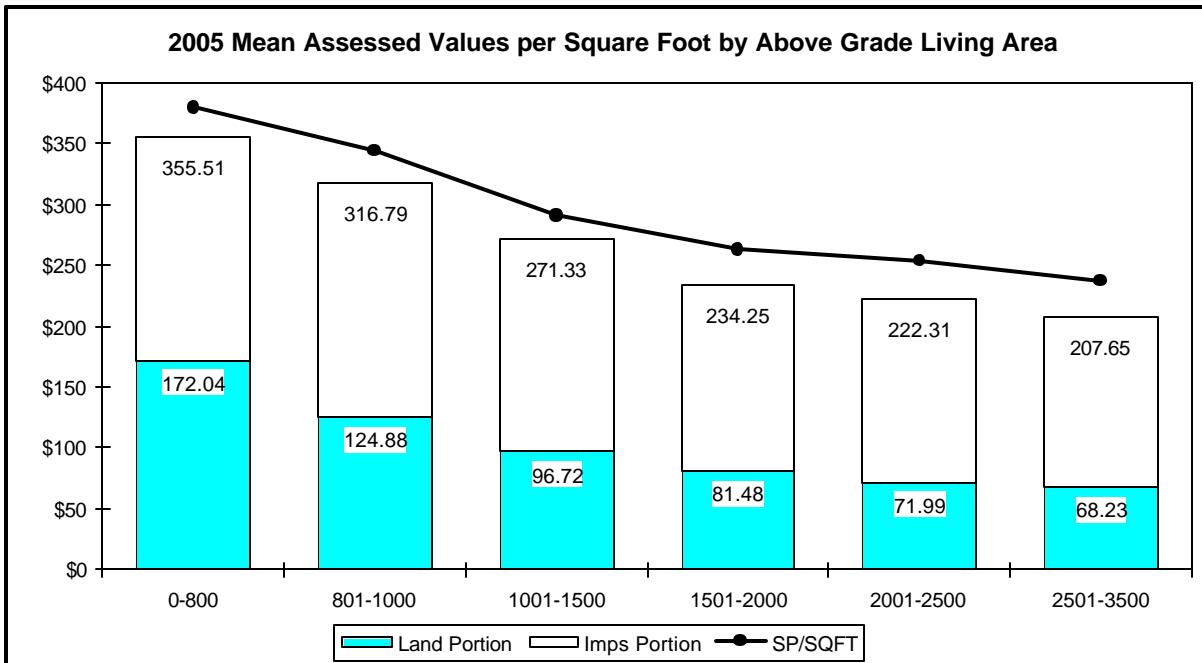
The sales sample frequency distribution follows the population distribution very closely with regard to Building Grade. This distribution is ideal for both accurate analysis and appraisals.

**Comparison of 2005 and 2006 Per Square Foot Values
By Year Built / Renovated**



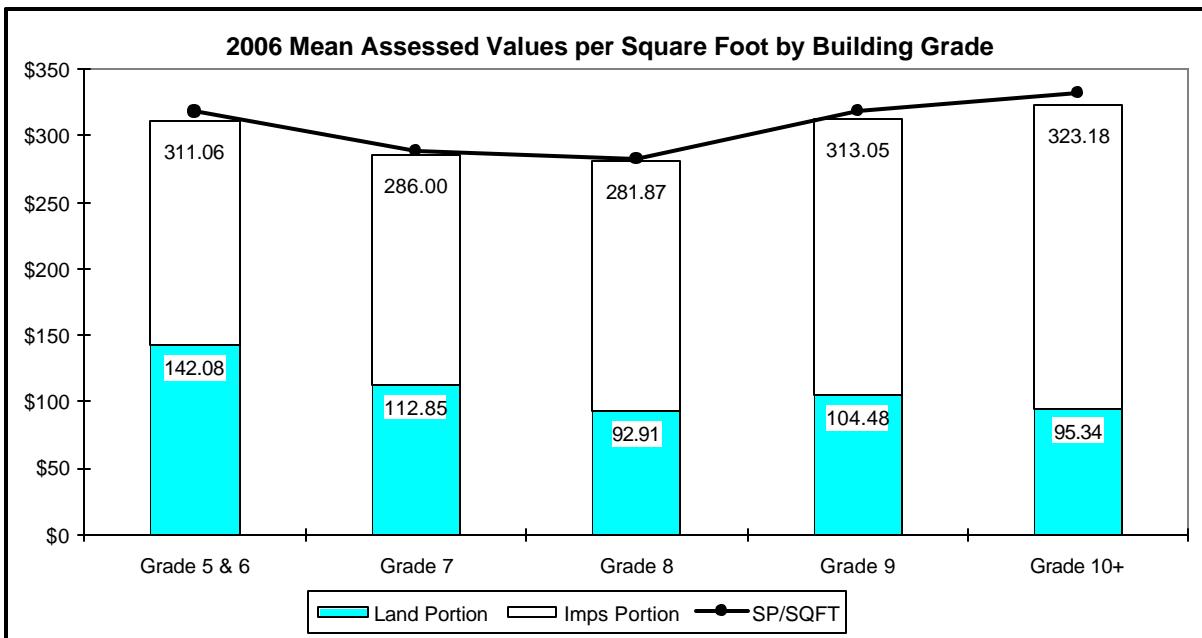
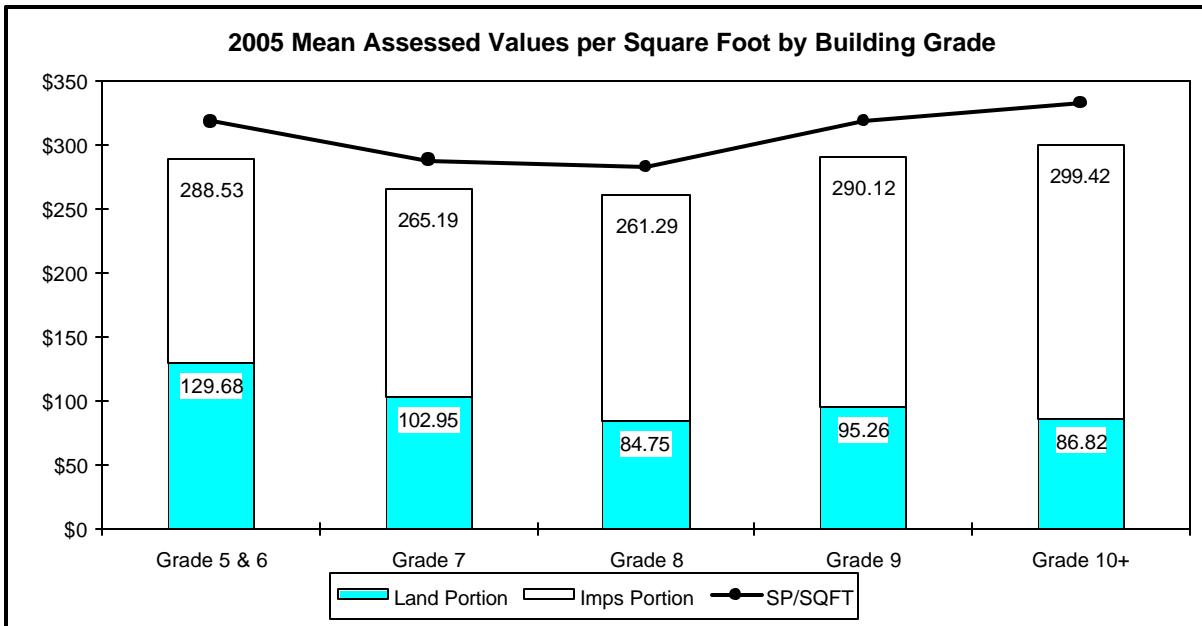
These charts clearly show an improvement in assessment level and uniformity by Year Built/Renovated as a result of applying the 2006 recommended values. The values shown in the improvements portion of the chart represent the value for land and improvements.

**Comparison of 2005 and 2006 Per Square Foot Values
By Above Grade Living Area**

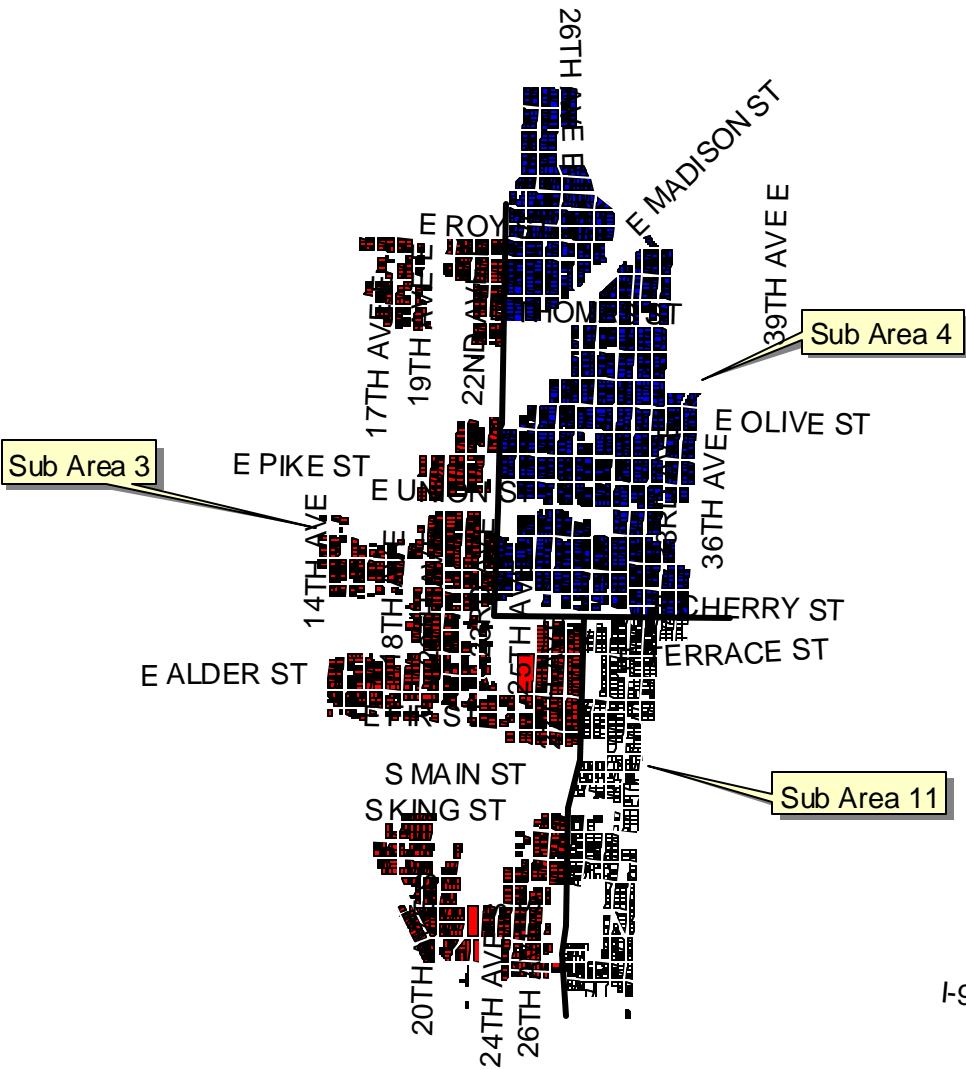


These charts clearly show an improvement in assessment level and uniformity by Above Grade Living Area as a result of applying the 2006 recommended values. The values shown in the improvements portion of the chart represent the value for land and improvements.

**Comparison of 2005 and 2006 Per Square Foot Values
By Building Grade**

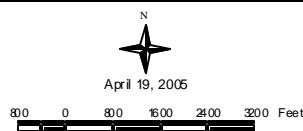


These charts clearly show an improvement in assessment level and uniformity by Building Grade as a result of applying the 2006 recommended values. The values shown in the improvements portion of the chart represent the value for land and improvements.



Area 15 *Central District*

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King County
Department of Assessments

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Wc_streets.shp	
Sub Areas	
3	■
4	■
5 - 11	■
Area 15 extract for map 10_12_04.shp	■

Annual Update Process

Data Utilized

Available sales closed from 1/1/2003 through 12/31/2005 were considered in this analysis. The sales and population data were extracted from the King County Assessor's residential database.

Sales Screening for Improved Parcel Analysis

Improved residential sales removal occurred for parcels meeting the following criteria:

1. Commercially zoned parcels
2. Vacant parcels
3. Mobile home parcels
4. Multi-parcel or multi-building sales
5. New construction where less than a 100% complete house was assessed for 2005
6. Existing residences where the data for 2005 is significantly different than the data for 2006 due to remodeling
7. Parcels with improvements value, but no building characteristics
8. Others as identified in the sales deleted list

See the attached *Improved Sales Used in this Annual Update Analysis* and *Improved Sales Removed from this Annual Update Analysis* at the end of this report for more detailed information.

Land update

Based on the 11 usable land sales available in the area, and their 2005 Assessment Year assessed values, and supplemented by the value increase in sales of improved parcels, an overall market adjustment was derived. This resulted in an overall 10% increase in land assessments in the area for the 2006 Assessment Year. The formula is:

$$2006 \text{ Land Value} = 2005 \text{ Land Value} \times 1.10, \text{ with the result rounded down to the next \$1,000.}$$

Improved Parcel Update

The analysis for this area consisted of a general review of applicable characteristics such as grade, age, condition, stories, living areas, views, lot size, land problems and neighborhoods. Upon completion of the initial review, characteristics that indicated an area of possible adjustment were further analyzed using NCSS Statistical Software diagnostic and regression tools in conjunction with Microsoft Excel.

With the exception of real property mobile home parcels & parcels with "accessory only" improvements, the total assessed values on all improved parcels were based on the analysis of the 1137 usable residential sales in the area. Based upon these useable improved property sales, and their 2005 Assessment Year assessed values, an overall market adjustment was derived.

Improved Parcel Update (*continued*)

The analysis for this area consisted of a general review of applicable characteristics which might be used in the model such as grade, age, condition, stories, living area, lot size and neighborhoods. Although analysis was completed in NCSS and a model was considered, an overall factor was decided upon for this area. Area 15 is scheduled for physical inspection in 2007.

The derived adjustment formula is:

$$2006 \text{ Total Value} = 2005 \text{ Total Value} * 1.08$$

The resulting total value is rounded down to the next \$1,000, *then*:

$$2006 \text{ Improvements Value} = 2006 \text{ Total Value} \text{ minus } 2006 \text{ Land Value}$$

An explanatory adjustment table is included in this report.

- Other:
- *If multiple houses exist on a parcel, the Improvement % Change indicated by the sales sample is used to arrive at new total value (2006 Land Value + Previous Improvement Value * 1.069)
 - *If a house and mobile home exist, the formula derived from the house is used to arrive at new total value.
 - *If “accessory improvements only”, the Improvement % Change as indicated by the sales sample is used to arrive at a new total value. (2006 Land Value + Previous Improvement Value * 1.069).
 - *If vacant parcels (no improvement value) only the land adjustment applies.
 - *If land or improvement values are \$25,000 or less, there is no change from previous value. (Previous Land value * 1.00 Or Previous Improvement value * 1.00)
 - *If a parcel is coded “non-perc” (sewer system=3), there is no change from previous land value.
 - *If a parcel is coded sewer system public restricted, or water district private restricted, or water district public restricted, there is no change from previous land value.
 - *If improvement count = 1, and an improvement is coded “% net condition” or is in “poor” condition, there is no change from previous improvement value (only the land adjustment applies).
 - *If residential properties exist on commercially zoned land, there is no change from previous value.
(2006 total value = 2005 total value)

Mobile Home Update

Currently, there are no mobile homes in this area.

Model Validation

Ratio studies of assessments before and after this annual update are included later in this report. “Before and after” comparison graphs appear earlier in this report.

Area 15 Annual Update Model Adjustments

2006 Total Value = 2005 Total Value + Overall +/- Characteristic Adjustments as Apply Below

Due to rounding of the coefficient values used to develop the percentages and further rounding of the percentages in this table, the results you will obtain are an approximation of adjustment achieved in production.

Overall (if no other adjustments apply)

8.00%

Comments

The % adjustment shown is what would be applied to all improved parcels.

For instance, all parcels receive an overall 8.0% upward adjustment.

Generally, there were no corrections for different strata.

100% of the population of 1 to 3 family home parcels in the area are adjusted by the overall alone.

Area 15 Annual Update Ratio Confidence Intervals

These tables represent the percentage changes for specific characteristics.

A 2006 LOWER 95% C.L. greater than the overall weighted mean indicates that assessment levels may be relatively high. A 2006 UPPER 95% C.L. less than the overall weighted mean indicates that assessment levels may be relatively low. The overall 2006 weighted mean is 0.982.

The confidence interval for the arithmetic mean is used as an estimate for the weighted mean.

It is difficult to draw valid conclusions when the sales count is low.

Bldg Grade	Count	2005 Weighted Mean	2006 Weighted Mean	Percent Change	2006 Lower 95% C.L.	2006 Upper 95% C.L.
5	8	0.896	0.966	7.9%	0.805	1.127
6	171	0.904	0.974	7.8%	0.947	1.002
7	527	0.911	0.983	7.9%	0.967	0.998
8	310	0.916	0.989	7.9%	0.969	1.008
9	101	0.906	0.978	7.9%	0.948	1.008
10	19	0.888	0.959	7.9%	0.891	1.027
11	1	0.999	1.078	8.0%	N/A	N/A
Year Built or Year Renovated	Count	2005 Weighted Mean	2006 Weighted Mean	Percent Change	2006 Lower 95% C.L.	2006 Upper 95% C.L.
1900-1920	465	0.898	0.969	7.9%	0.951	0.987
1921-1940	128	0.927	1.000	7.9%	0.968	1.031
1941-1960	73	0.916	0.988	7.8%	0.953	1.023
1961-1980	47	0.902	0.973	7.8%	0.923	1.023
1981-1990	77	0.910	0.982	7.9%	0.940	1.024
1991-2000	130	0.917	0.989	7.9%	0.959	1.019
2001-2006	217	0.923	0.995	7.9%	0.977	1.013
Condition	Count	2005 Weighted Mean	2006 Weighted Mean	Percent Change	2006 Lower 95% C.L.	2006 Upper 95% C.L.
Fair	15	0.761	0.820	7.8%	0.703	0.937
Average	584	0.908	0.979	7.9%	0.965	0.993
Good	414	0.913	0.984	7.9%	0.967	1.001
Very Good	124	0.929	1.002	7.9%	0.971	1.034
Stories	Count	2005 Weighted Mean	2006 Weighted Mean	Percent Change	2006 Lower 95% C.L.	2006 Upper 95% C.L.
1	393	0.919	0.992	7.9%	0.974	1.009
1.5	217	0.892	0.961	7.8%	0.936	0.987
2	444	0.912	0.984	7.9%	0.968	1.000
2.5	25	0.865	0.933	7.9%	0.877	0.990
3	58	0.950	1.025	7.8%	0.983	1.067

Area 15 Annual Update Ratio Confidence Intervals

These tables represent the percentage changes for specific characteristics.

A 2006 LOWER 95% C.L. greater than the overall weighted mean indicates that assessment levels may be relatively high. A 2006 UPPER 95% C.L. less than the overall weighted mean indicates that assessment levels may be relatively low. The overall 2006 weighted mean is 0.982.

The confidence interval for the arithmetic mean is used as an estimate for the weighted mean.

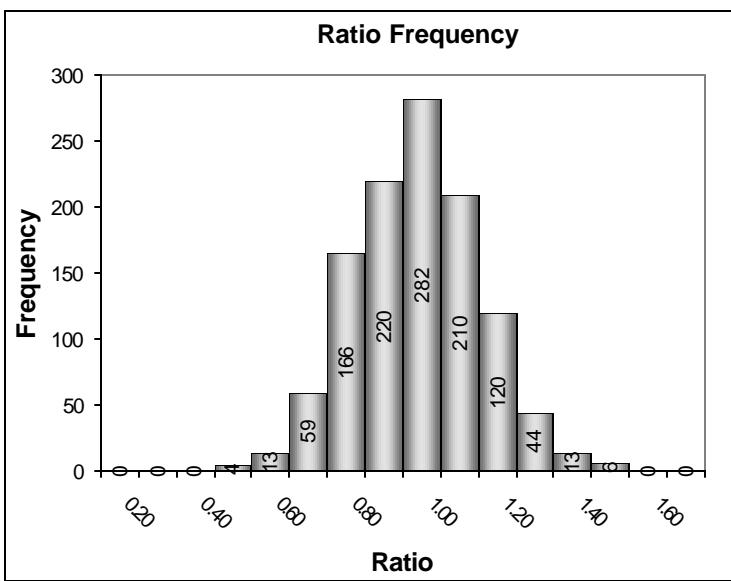
It is difficult to draw valid conclusions when the sales count is low.

Above Grade Living Area	Count	2005 Weighted Mean	2006 Weighted Mean	Percent Change	2006 Lower 95% C.L.	2006 Upper 95% C.L.
0-800	106	0.935	1.008	7.8%	0.974	1.042
801-1000	171	0.921	0.994	7.8%	0.969	1.018
1001-1500	444	0.934	1.007	7.9%	0.990	1.023
1501-2000	292	0.891	0.961	7.9%	0.942	0.981
2001-2500	83	0.879	0.948	7.9%	0.904	0.992
2501-3500	41	0.874	0.943	7.9%	0.891	0.995
View Y/N	Count	2005 Weighted Mean	2006 Weighted Mean	Percent Change	2006 Lower 95% C.L.	2006 Upper 95% C.L.
N	870	0.909	0.981	7.9%	0.969	0.993
Y	267	0.914	0.986	7.9%	0.965	1.007
Wft Y/N	Count	2005 Weighted Mean	2006 Weighted Mean	Percent Change	2006 Lower 95% C.L.	2006 Upper 95% C.L.
N	1137	0.910	0.982	7.9%	0.972	0.993
Sub	Count	2005 Weighted Mean	2006 Weighted Mean	Percent Change	2006 Lower 95% C.L.	2006 Upper 95% C.L.
3	436	0.899	0.969	7.9%	0.953	0.986
4	533	0.916	0.988	7.9%	0.973	1.003
11	168	0.922	0.994	7.9%	0.968	1.021
Lot Size	Count	2005 Weighted Mean	2006 Weighted Mean	Percent Change	2006 Lower 95% C.L.	2006 Upper 95% C.L.
<3000	325	0.935	1.009	7.8%	0.991	1.026
3000-5000	606	0.902	0.974	7.9%	0.959	0.988
5001-8000	193	0.907	0.979	7.9%	0.954	1.003
8001-13000	13	0.845	0.912	7.9%	0.825	0.998

Annual Update Ratio Study Report (Before)

2005 Assessments

District/Team: West Central /Team 1	Lien Date: 01/01/2005	Date of Report: 6/20/2006	Sales Dates: 1/2003 - 12/2005
Area 15-Central District	Appr ID: CCHR	Property Type: 1 to 3 Unit Residences	Adjusted for time?: No
SAMPLE STATISTICS			
Sample size (n)	1137		
Mean Assessed Value	359,900		
Mean Sales Price	395,300		
Standard Deviation AV	113,134		
Standard Deviation SP	144,879		
ASSESSMENT LEVEL			
Arithmetic Mean Ratio	0.939		
Median Ratio	0.941		
Weighted Mean Ratio	0.910		
UNIFORMITY			
Lowest ratio	0.443		
Highest ratio:	1.454		
Coefficient of Dispersion	13.90%		
Standard Deviation	0.163		
Coefficient of Variation	17.41%		
Price Related Differential (PRD)	1.031		
RELIABILITY			
95% Confidence: Median			
Lower limit	0.928		
Upper limit	0.956		
95% Confidence: Mean			
Lower limit	0.929		
Upper limit	0.948		
SAMPLE SIZE EVALUATION			
N (population size)	5629		
B (acceptable error - in decimal)	0.05		
S (estimated from this sample)	0.163		
Recommended minimum:	43		
Actual sample size:	1137		
Conclusion:	OK		
NORMALITY			
Binomial Test			
# ratios below mean:	565		
# ratios above mean:	572		
Z:	0.208		
Conclusion:	Normal*		
<i>*i.e. no evidence of non-normality</i>			



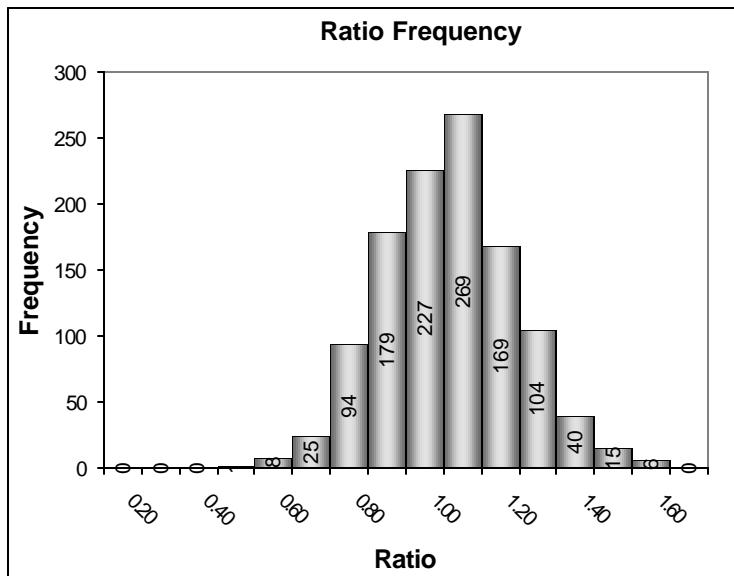
COMMENTS:

1 to 3 Unit Residences throughout Area 15

Annual Update Ratio Study Report (After)

2006 Assessments

District/Team: West Central /Team 1	Lien Date: 01/01/2006	Date of Report: 6/20/2006	Sales Dates: 1/2003 - 12/2005
Area 15-Central District	Appr ID: CCHR	Property Type: 1 to 3 Unit Residences	Adjusted for time?: No
SAMPLE STATISTICS			
Sample size (n)	1137		
Mean Assessed Value	388,300		
Mean Sales Price	395,300		
Standard Deviation AV	122,184		
Standard Deviation SP	144,879		
ASSESSMENT LEVEL			
Arithmetic Mean Ratio	1.012		
Median Ratio	1.014		
Weighted Mean Ratio	0.982		
UNIFORMITY			
Lowest ratio	0.478		
Highest ratio:	1.568		
Coefficient of Dispersion	13.91%		
Standard Deviation	0.176		
Coefficient of Variation	17.42%		
Price Related Differential (PRD)	1.031		
RELIABILITY			
95% Confidence: Median			
Lower limit	1.002		
Upper limit	1.031		
95% Confidence: Mean			
Lower limit	1.002		
Upper limit	1.023		
SAMPLE SIZE EVALUATION			
N (population size)	5629		
B (acceptable error - in decimal)	0.05		
S (estimated from this sample)	0.176		
Recommended minimum:	50		
Actual sample size:	1137		
Conclusion:	OK		
NORMALITY			
Binomial Test			
# ratios below mean:	564		
# ratios above mean:	573		
Z:	0.267		
Conclusion:	Normal*		
<i>*i.e. no evidence of non-normality</i>			



COMMENTS:

1 to 3 Unit Residences throughout Area 15

Both assessment level and uniformity have been improved by application of the recommended values.

Glossary for Improved Sales

Condition: Relative to Age and Grade

1= Poor	Many repairs needed. Showing serious deterioration
2= Fair	Some repairs needed immediately. Much deferred maintenance.
3= Average	Depending upon age of improvement; normal amount of upkeep for the age of the home.
4= Good	Condition above the norm for the age of the home. Indicates extra attention and care has been taken to maintain
5= Very Good	Excellent maintenance and updating on home. Not a total renovation.

Residential Building Grades

Grades 1 - 3	Falls short of minimum building standards. Normally cabin or inferior structure.
Grade 4	Generally older low quality construction. Does not meet code.
Grade 5	Lower construction costs and workmanship. Small, simple design.
Grade 6	Lowest grade currently meeting building codes. Low quality materials, simple designs.
Grade 7	Average grade of construction and design. Commonly seen in plats and older subdivisions.
Grade 8	Just above average in construction and design. Usually better materials in both the exterior and interior finishes.
Grade 9	Better architectural design, with extra exterior and interior design and quality.
Grade 10	Homes of this quality generally have high quality features. Finish work is better, and more design quality is seen in the floor plans and larger square footage.
Grade 11	Custom design and higher quality finish work, with added amenities of solid woods, bathroom fixtures and more luxurious options.
Grade 12	Custom design and excellent builders. All materials are of the highest quality and all conveniences are present.
Grade 13	Generally custom designed and built. Approaching the Mansion level. Large amount of highest quality cabinet work, wood trim and marble; large entries.

Improved Sales Used in this Annual Update Analysis
Area 15
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address	
003	246090	0126	7/25/2005	135000	510	0	5	1900	3	2790	N	N	2204 S NORMAN ST	
003	722850	1337	2/18/2005	162000	610	0	5	1910	5	1800	N	N	984 21ST AV	
003	912610	0620	10/25/2005	325000	860	0	5	1900	3	3600	N	N	411 21ST AV	
003	193730	0020	3/18/2004	199950	550	0	6	1943	4	4000	Y	N	1812 S DEARBORN ST	
003	794260	1010	12/9/2005	240000	580	0	6	1945	3	5300	N	N	1402 E ALDER ST	
003	794260	1010	11/8/2005	190000	580	0	6	1945	3	5300	N	N	1402 E ALDER ST	
003	332000	0730	8/16/2005	277000	700	0	6	1918	4	3360	Y	N	1634 S LANE ST	
003	684070	0960	10/4/2005	181000	700	0	6	1950	4	5000	N	N	357 MARTIN LUTHER KING JR WY	
003	912610	0020	6/11/2003	144900	700	0	6	1900	3	1800	N	N	2008 E MARION ST	
003	981870	0540	4/13/2004	200000	710	0	6	1948	4	4000	N	N	322 27TH AV	
003	605860	0330	1/7/2005	240000	740	0	6	1943	3	3774	N	N	917 24TH AV S	
003	140030	0096	7/26/2005	243000	760	0	6	1910	3	1904	N	N	707 MARTIN LUTHER KING JR WY S	
003	140030	0098	5/14/2004	160000	760	0	6	1910	4	2236	N	N	2611 S LANE ST	
003	684070	0400	6/19/2003	225000	770	140	6	1919	4	5500	N	N	511 TEMPLE PL	
003	140030	0093	11/14/2005	190000	780	0	6	1910	3	1904	N	N	705 MARTIN LUTHER KING JR WY S	
003	684070	1355	2/7/2005	270000	780	0	6	1945	4	4300	N	N	213 MARTIN LUTHER KING JR WY	
003	684070	1355	2/20/2003	230000	780	0	6	1945	4	4300	N	N	213 MARTIN LUTHER KING JR WY	
003	722850	0685	10/22/2004	319950	780	780	6	1907	4	2100	N	N	1616 22ND AV	
003	605860	0060	8/2/2004	300000	830	0	6	1900	5	2500	N	N	2511 S DEARBORN ST	
003	193730	0010	7/15/2004	300000	850	140	6	1945	4	6000	Y	N	1806 S DEARBORN ST	
003	722850	1845	2/27/2004	304000	850	0	6	1902	4	3750	N	N	1643 21ST AV	
003	042404	9038	9/29/2004	215000	890	0	6	1906	4	6000	N	N	1103 26TH AV S	
003	754480	0350	3/30/2005	229950	890	0	6	1901	4	3000	N	N	517 23RD AV	
003	754480	0350	4/14/2003	190000	890	0	6	1901	4	3000	N	N	517 23RD AV	
003	912610	1120	5/6/2005	335000	890	0	6	1900	3	3600	N	N	613 22ND AV	
003	912610	1120	11/14/2003	240000	890	0	6	1900	3	3600	N	N	613 22ND AV	
003	912610	0156	1/10/2005	268000	900	0	6	1903	4	2550	N	N	825 21ST AV	
003	684070	0990	12/16/2005	227000	920	0	6	1965	4	5000	N	N	327 MARTIN LUTHER KING JR WY	
003	605860	0385	11/20/2003	269000	930	0	6	1911	4	3100	Y	N	909 23RD AV S	
003	722850	2089	7/5/2005	375000	930	0	6	1907	4	2709	N	N	1913 E PINE ST	
003	722850	2089	10/7/2003	228000	930	0	6	1907	4	2709	N	N	1913 E PINE ST	

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Area 15
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address	
003	722850	1240	3/4/2004	240000	940	0	6	1921	4	5207	N	N	920 21ST AV	
003	912610	0326	3/27/2003	260000	940	0	6	1903	4	3600	N	N	608 20TH AV	
003	912610	1480	12/15/2004	395000	950	950	6	1923	5	2760	N	N	902 22ND AV	
003	246090	0080	3/10/2005	207000	970	300	6	1904	4	4000	N	N	925 23RD AV S	
003	754480	0130	6/3/2005	289000	970	0	6	1900	4	1650	N	N	411 23RD AV	
003	754480	0130	2/25/2005	253950	970	0	6	1900	4	1650	N	N	411 23RD AV	
003	912610	0190	7/22/2004	295000	980	730	6	1904	4	3600	N	N	718 20TH AV	
003	981870	0430	3/2/2004	275000	990	0	6	1948	4	4500	N	N	327 27TH AV	
003	246090	0035	2/9/2005	299000	1000	0	6	1900	4	3103	N	N	945 24TH AV S	
003	722850	1655	3/22/2005	352000	1020	0	6	1901	4	5000	N	N	1455 21ST AV	
003	722850	1290	3/28/2005	303000	1030	0	6	1902	4	5080	N	N	950 21ST AV	
003	722850	0455	4/5/2005	330000	1040	0	6	1918	3	2686	N	N	915 23RD AV	
003	125020	0713	8/23/2004	219000	1060	0	6	1901	4	1550	N	N	540 26TH AV S	
003	912610	0575	1/10/2003	190000	1060	710	6	1917	3	3600	N	N	414 20TH AV	
003	912610	0575	2/10/2005	302000	1060	710	6	1917	3	3600	N	N	414 20TH AV	
003	303720	0060	9/12/2003	180000	1080	0	6	1900	4	2150	N	N	1610 E SPRUCE ST	
003	516070	0115	3/16/2003	214950	1080	0	6	1977	3	4000	N	N	926 25TH AV S	
003	722850	0770	3/9/2004	339950	1080	0	6	1900	3	2508	N	N	1617 22ND AV	
003	912610	0010	5/11/2004	318000	1080	0	6	1900	4	3600	N	N	906 20TH AV	
003	912610	1385	6/29/2004	282500	1080	0	6	1903	4	3600	N	N	813 22ND AV	
003	125020	0685	11/15/2004	275000	1100	0	6	1909	4	3600	N	N	516 26TH AV S	
003	128530	0140	7/22/2003	266000	1170	0	6	1905	2	4600	Y	N	2434 S IRVING ST	
003	516070	0035	12/17/2004	303500	1230	0	6	1900	4	4000	N	N	926 24TH AV S	
003	722850	1035	1/30/2004	317000	1230	0	6	1909	3	3810	N	N	1428 21ST AV	
003	605860	0390	3/2/2004	260000	1250	0	6	1907	3	3300	Y	N	911 23RD AV S	
003	713230	0686	3/26/2004	310000	1260	300	6	1906	4	2752	Y	N	1124 HIAWATHA PL S	
003	152330	0005	12/3/2004	370000	1280	0	6	1900	3	4340	N	N	902 24TH AV S	
003	722850	1415	2/3/2003	320000	1310	0	6	1903	4	4994	N	N	953 21ST AV	
003	794260	1565	5/12/2005	400000	1310	80	6	1944	3	9400	N	N	1710 E ALDER ST	
003	794260	0086	10/28/2003	282500	1330	400	6	1949	4	5280	Y	N	1902 E JEFFERSON ST	
003	130330	0055	11/18/2004	433000	1420	0	6	1901	3	2542	N	N	327 19TH AV E	

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Area 15
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
003	684070	0980	9/22/2005	290000	1480	0	6	1968	4	5000	N	N	337 MARTIN LUTHER KING JR WY
003	722850	1610	7/14/2004	336000	1490	0	6	1905	4	7491	N	N	982 20TH AV
003	722850	0896	2/5/2004	276000	1500	0	6	1995	3	1985	N	N	2111 E PINE ST
003	246090	0025	11/6/2003	270000	1560	0	6	1907	5	3960	N	N	939 24TH AV S
003	981870	0280	6/30/2004	324000	1670	0	6	1926	5	5000	N	N	172 27TH AV
003	872810	0815	7/11/2005	442000	1760	300	6	1905	2	3000	N	N	1126 21ST AV S
003	225450	1440	7/7/2005	570000	1790	0	6	1901	3	3600	N	N	1414 E SPRING ST
003	722850	0865	11/3/2005	428000	1810	0	6	1902	3	4064	N	N	1644 21ST AV
003	722850	0865	4/11/2003	350000	1810	0	6	1902	3	4064	N	N	1644 21ST AV
003	722850	0669	4/1/2004	270000	650	0	7	2003	3	2140	N	N	1615 22ND AV
003	225850	0020	7/23/2004	293000	710	0	7	1912	4	4930	N	N	703 19TH AV
003	225450	1136	6/29/2004	245000	750	0	7	2004	3	1260	N	N	913 A 14TH AV
003	225450	1137	7/23/2004	245000	750	0	7	2004	3	1260	N	N	913 B 14TH AV
003	754480	0195	5/6/2003	265000	760	0	7	1900	4	3000	N	N	422 22ND AV
003	794260	1070	7/2/2003	285700	760	0	7	1925	4	4800	Y	N	315 15TH AV
003	765860	0306	11/9/2005	245000	770	0	7	1900	4	4800	N	N	1305 24TH AV S
003	095500	0165	5/28/2003	239000	780	0	7	1941	3	4200	N	N	228 22ND AV E
003	095800	0130	5/4/2005	350000	780	500	7	1951	4	4200	N	N	320 22ND AV E
003	723460	1570	8/30/2004	275000	790	0	7	1931	4	3630	N	N	915 19TH AV
003	722850	1280	3/30/2005	334950	800	430	7	1977	3	5080	N	N	946 21ST AV
003	794260	0995	5/12/2004	307000	820	120	7	1926	3	4800	N	N	320 14TH AV
003	912610	0305	7/12/2005	475000	830	0	7	1905	3	4200	N	N	2011 E CHERRY ST
003	912610	1541	5/12/2005	305000	830	740	7	1900	3	2580	N	N	2207 E MARION ST
003	225450	1476	12/16/2004	264950	830	0	7	2004	3	1062	N	N	908 B 14TH AV
003	225450	1477	11/18/2004	266950	830	0	7	2004	3	1062	N	N	908 A 14TH AV
003	042404	9059	11/22/2004	292500	840	560	7	2002	3	2445	N	N	1110 26TH AV S
003	982670	1415	4/11/2003	295000	840	640	7	1951	5	2619	N	N	223 22ND AV
003	722850	0667	2/5/2004	303500	850	0	7	2003	3	1683	N	N	1611 22ND AV
003	722850	0668	1/20/2004	299000	850	0	7	2003	3	1289	N	N	1613 22ND AV
003	912610	0625	11/29/2004	265000	860	0	7	2005	3	1883	N	N	415 21ST AV
003	981870	0505	6/22/2004	319500	870	380	7	1949	5	4500	N	N	306 27TH AV

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Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
003	193730	0275	7/21/2003	280000	880	0	7	1910	4	3200	Y	N	828 19TH AV S
003	331950	2165	12/17/2003	242900	880	560	7	2003	3	1687	N	N	1623 S WELLER ST
003	722850	0449	5/24/2004	249100	880	0	7	1902	3	2780	N	N	917 23RD AV
003	981870	0015	6/18/2004	322500	900	0	7	1924	4	3000	N	N	160 26TH AV
003	193480	0156	8/30/2005	279000	900	0	7	2005	3	1832	N	N	163 19TH AV
003	193480	0157	8/30/2005	281000	900	0	7	2005	3	1326	N	N	161 19TH AV
003	095800	0245	11/16/2005	420000	910	0	7	1912	4	4935	N	N	328 21ST AV E
003	912610	1156	7/23/2004	365000	910	700	7	1984	3	3600	N	N	2111 E COLUMBIA ST
003	722850	1312	7/28/2005	330000	930	440	7	1977	3	3810	N	N	964 21ST AV
003	193480	0160	8/30/2005	282500	960	0	7	2005	3	1385	N	N	167 D 19TH AV
003	794260	1113	3/11/2005	327000	960	0	7	2005	3	1498	N	N	1525 E JEFFERSON ST
003	794260	1114	3/15/2005	322500	960	0	7	2005	3	1559	N	N	355 16TH AV
003	193480	0161	8/30/2005	277000	960	0	7	2005	3	1691	N	N	167 C 19TH AV
003	193480	0162	8/3/2005	284950	960	0	7	2005	3	1829	N	N	167 A 19TH AV
003	193480	0163	8/30/2005	285000	960	0	7	2005	3	1497	N	N	167 B 19TH AV
003	277910	0432	8/18/2003	235000	970	300	7	1953	4	5500	N	N	156 24TH AV
003	257240	0160	6/13/2003	210000	990	0	7	1905	4	3360	N	N	171 15TH AV
003	501100	0090	2/15/2005	450000	990	0	7	1902	3	4000	N	N	615 23RD AV E
003	501100	0090	8/4/2003	365000	990	0	7	1902	3	4000	N	N	615 23RD AV E
003	684070	0260	7/19/2003	300000	990	0	7	1926	3	5000	N	N	542 25TH AV
003	794260	1085	5/20/2004	305000	1000	0	7	1922	4	4800	N	N	327 15TH AV
003	912610	0311	11/4/2005	387000	1000	0	7	1906	4	2720	N	N	618 20TH AV
003	912610	0311	9/23/2003	284500	1000	0	7	1906	4	2720	N	N	618 20TH AV
003	516070	0040	7/30/2003	287500	1010	0	7	1901	5	4000	N	N	927 25TH AV S
003	684070	0380	6/29/2005	385000	1020	0	7	1949	4	5000	N	N	506 26TH AV
003	684070	0380	2/18/2003	254000	1020	0	7	1949	4	5000	N	N	506 26TH AV
003	722850	0665	5/16/2005	228000	1020	0	7	1905	3	2370	N	N	1622 22ND AV
003	912610	0747	1/17/2003	289900	1020	600	7	1999	3	3198	N	N	320 21ST AV
003	937930	0030	3/30/2005	235000	1030	0	7	1995	3	1960	N	N	524 24TH AV S
003	516070	0065	1/14/2004	305000	1050	0	7	1904	3	4000	N	N	949 25TH AV S
003	722850	1675	6/3/2004	475000	1050	0	7	1903	4	5000	N	N	1433 21ST AV

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(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address	
003	684070	1105	9/14/2004	299000	1060	500	7	1923	4	4400	N	N	346 25TH AV	
003	754480	0405	5/11/2005	269950	1060	270	7	2003	3	1598	N	N	518 22ND AV	
003	794260	2080	8/17/2004	389000	1060	790	7	1900	4	2774	N	N	220 17TH AV	
003	754480	0402	2/14/2005	266000	1060	270	7	2003	3	1465	N	N	520 22ND AV	
003	754480	0403	7/27/2005	269950	1060	270	7	2003	3	1418	N	N	516 22ND AV	
003	754480	0404	5/18/2005	271000	1060	270	7	2003	3	1539	N	N	2207 JAMES ST	
003	095500	0090	3/25/2003	240000	1080	0	7	1901	4	3200	N	N	2214 E JOHN ST	
003	121100	0250	9/23/2003	287000	1080	0	7	1926	4	4500	N	N	532 27TH AV	
003	225450	2455	9/20/2004	255000	1080	0	7	1909	3	3840	N	N	829 20TH AV	
003	684070	0270	3/14/2005	375000	1080	0	7	1926	4	5000	N	N	532 25TH AV	
003	722850	0375	2/29/2004	340000	1080	0	7	1926	4	4740	N	N	937 23RD AV	
003	722850	0505	4/13/2004	287000	1080	0	7	1905	4	4898	N	N	1438 22ND AV	
003	095500	0185	9/22/2003	320000	1090	0	7	1910	4	4200	N	N	227 22ND AV E	
003	722850	2545	6/10/2003	314000	1090	150	7	1904	4	3600	N	N	1120 19TH AV	
003	722850	1140	3/20/2003	346000	1120	800	7	1909	3	3826	N	N	979 22ND AV	
003	912610	1261	8/22/2005	376000	1120	0	7	1900	5	5400	N	N	717 22ND AV	
003	981870	0345	7/10/2003	293950	1120	0	7	1927	4	4500	N	N	359 27TH AV	
003	684070	1090	10/6/2005	224000	1130	0	7	1924	4	4400	N	N	358 25TH AV	
003	095500	0095	1/29/2003	273000	1140	0	7	1900	5	3200	N	N	2208 E JOHN ST	
003	684070	0295	7/1/2003	270000	1140	0	7	1924	4	5000	N	N	508 25TH AV	
003	981870	0085	1/13/2005	390000	1140	170	7	1924	4	6000	N	N	194 26TH AV	
003	981870	0085	4/22/2003	335000	1140	170	7	1924	4	6000	N	N	194 26TH AV	
003	331950	2171	8/13/2003	253500	1140	280	7	2002	3	1688	N	N	1623 S WELLER ST	
003	331950	2177	6/14/2005	325000	1140	280	7	2002	3	1688	N	N	1623 S WELLER ST	
003	331950	2177	9/9/2003	254950	1140	280	7	2002	3	1688	N	N	1623 S WELLER ST	
003	125020	0216	1/6/2005	410000	1150	530	7	1980	3	3280	N	N	2500 S LANE ST	
003	331950	1830	11/16/2004	385000	1150	300	7	1981	3	4800	N	N	1818 S WELLER ST	
003	332000	0635	9/26/2005	345000	1160	280	7	1923	4	6720	Y	N	1834 S LANE ST	
003	605860	0050	11/21/2005	379999	1160	0	7	1910	4	3366	N	N	828 26TH AV S	
003	722850	2565	4/27/2004	389000	1160	440	7	1904	3	4840	N	N	1128 19TH AV	
003	152330	0010	5/21/2004	197000	1170	0	7	1900	3	4340	N	N	906 24TH AV S	

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Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address	
003	303720	0010	2/25/2005	335000	1180	0	7	2004	3	2090	N	N	166 A 17TH AV	
003	331950	2175	7/25/2003	249950	1200	210	7	2002	3	1673	N	N	1625 B S WELLER ST	
003	712830	0455	8/25/2004	233000	1200	0	7	1904	3	4500	N	N	2014 S INGERSOLL PL	
003	981870	0095	8/9/2005	465000	1200	0	7	1925	5	5500	N	N	198 26TH AV	
003	331950	2158	8/8/2003	254000	1200	210	7	2003	3	1674	N	N	1619 B S WELLER ST	
003	331950	2167	7/28/2003	249950	1200	210	7	2003	3	1674	N	N	1619 A S WELLER ST	
003	331950	2173	8/21/2003	260250	1200	210	7	2002	3	1673	N	N	1625 A S WELLER ST	
003	303720	0012	11/29/2005	350000	1200	0	7	2004	3	836	N	N	166 B 17TH AV	
003	303720	0012	4/13/2005	309950	1200	0	7	2004	3	836	N	N	166 B 17TH AV	
003	303720	0014	4/13/2005	315000	1200	0	7	2004	3	1473	N	N	166 C 17TH AV	
003	036300	0050	8/16/2005	415000	1210	0	7	1907	4	4500	N	N	172 25TH AV	
003	912610	1400	12/23/2005	420000	1210	0	7	1900	4	3600	N	N	823 22ND AV	
003	684070	1350	7/9/2004	285000	1220	0	7	1923	4	5000	N	N	217 MARTIN LUTHER KING JR WY	
003	225450	2360	11/2/2004	350000	1230	120	7	1947	4	5120	N	N	707 20TH AV	
003	722850	2360	5/12/2005	258000	1260	0	7	1904	2	3630	N	N	945 20TH AV	
003	794260	1360	11/12/2004	369950	1260	0	7	1902	3	5120	Y	N	310 16TH AV	
003	125020	0592	4/25/2005	394000	1260	420	7	2002	3	1800	N	N	416 26TH AV S	
003	125020	0592	1/23/2003	284000	1260	420	7	2002	3	1800	N	N	416 26TH AV S	
003	684070	1675	7/27/2005	336000	1270	0	7	1925	4	4600	N	N	119 26TH AV	
003	754480	0190	6/28/2004	252500	1270	0	7	1900	5	3000	N	N	418 22ND AV	
003	246090	0010	5/14/2003	232950	1280	0	7	1992	3	2574	N	N	925 24TH AV S	
003	723460	1575	7/11/2005	309000	1300	0	7	1943	4	7260	N	N	907 19TH AV	
003	723460	1580	6/11/2003	232000	1300	0	7	1943	4	7751	N	N	901 19TH AV	
003	712830	0875	7/29/2004	320000	1310	0	7	1996	3	3000	N	N	2010 S DEARBORN ST	
003	684070	1120	2/13/2004	295000	1340	0	7	1928	4	4400	N	N	332 25TH AV	
003	722850	0876	5/24/2004	265000	1340	0	7	1906	4	5080	N	N	1652 21ST AV	
003	794260	1710	7/27/2004	370000	1350	0	7	1903	4	5120	N	N	312 18TH AV	
003	277910	0135	7/2/2004	364000	1360	0	7	1926	4	3040	N	N	207 25TH AV	
003	722850	0605	6/23/2004	361800	1360	0	7	1904	4	1989	N	N	2203 E OLIVE ST	
003	981870	0720	7/14/2004	303500	1360	0	7	1999	3	2300	N	N	522 27TH AV	
003	042404	9069	12/15/2004	287000	1370	0	7	1996	3	5003	N	N	2408 S JUDKINS ST	

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Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
003	712830	0870	12/16/2005	374000	1370	0	7	1900	3	3000	N	N	2012 S DEARBORN ST
003	722850	1260	2/24/2005	260000	1370	0	7	1906	3	3810	N	N	926 21ST AV
003	754480	0400	7/20/2005	227000	1370	0	7	1908	2	3000	N	N	512 22ND AV
003	134430	0195	11/16/2004	455000	1390	740	7	1921	2	4200	N	N	511 23RD AV E
003	814120	0017	1/28/2004	375000	1390	0	7	2003	3	2521	N	N	518 20TH AV E
003	246090	0036	4/28/2004	289900	1400	0	7	1900	4	2160	N	N	949 24TH AV S
003	423240	1145	6/26/2004	396500	1400	0	7	1927	4	5400	N	N	425 19TH AV E
003	000760	0043	6/8/2005	365000	1410	0	7	1904	4	3000	N	N	2311 E ALDER ST
003	000760	0057	5/21/2003	181000	1410	0	7	1902	4	2700	N	N	154 23RD AV
003	095500	0155	3/19/2003	289000	1420	0	7	1903	4	4200	N	N	222 22ND AV E
003	722850	1515	5/13/2004	394950	1420	0	7	1996	3	4994	N	N	926 20TH AV
003	125020	0708	12/15/2005	349888	1430	0	7	2002	3	2400	N	N	530 26TH AV S
003	193730	0190	5/2/2005	340000	1440	530	7	1999	3	4530	Y	N	839 19TH AV S
003	712830	0395	12/12/2003	224950	1440	0	7	1900	3	3000	N	N	2029 S CHARLES ST
003	872810	0750	6/16/2005	320000	1440	0	7	1996	3	3590	Y	N	2023 S NORMAN ST
003	872810	0750	7/9/2004	295000	1440	0	7	1996	3	3590	Y	N	2023 S NORMAN ST
003	193730	0194	8/17/2003	262000	1440	530	7	1999	3	2002	Y	N	837 19TH AV S
003	140030	0033	6/3/2005	346000	1440	0	7	1999	3	2563	N	N	703 25TH AV S
003	516070	0125	11/11/2003	337500	1450	0	7	1900	4	6000	N	N	933 26TH AV S
003	722850	1220	6/10/2004	347000	1450	0	7	1904	4	7620	N	N	921 22ND AV
003	912610	0675	2/6/2003	278000	1450	0	7	1995	3	3600	N	N	316 20TH AV
003	036300	0070	10/22/2004	312500	1460	0	7	1911	5	3000	N	N	179 26TH AV
003	794260	2165	7/19/2004	282000	1460	0	7	1929	3	1886	N	N	222 15TH AV
003	121100	0345	12/17/2003	272400	1470	0	7	1911	4	3500	N	N	547 TEMPLE PL
003	712830	0715	2/10/2003	178000	1470	0	7	1902	3	3000	N	N	2026 S NYE PL
003	723460	0774	6/18/2004	355000	1470	0	7	1911	3	1854	N	N	917 A 17TH AV
003	225450	1135	5/30/2005	405000	1490	0	7	1902	4	2279	N	N	915 14TH AV
003	193480	0120	9/23/2005	388000	1510	0	7	1901	4	1635	N	N	1801 E SPRUCE ST
003	121100	0100	8/11/2004	333700	1520	0	7	1908	4	3500	N	N	530 26TH AV
003	722850	1520	11/13/2003	275000	1520	0	7	1901	2	4744	N	N	930 20TH AV
003	981870	0180	5/24/2005	285000	1520	0	7	1902	4	5000	N	N	167 27TH AV

Improved Sales Used in this Annual Update Analysis
Area 15
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address	
003	684070	1195	8/10/2004	361145	1540	0	7	1914	4	4400	N	N	337 26TH AV	
003	912610	1390	6/16/2003	289900	1540	0	7	1904	4	3600	N	N	817 22ND AV	
003	712830	0220	5/9/2005	412500	1550	0	7	1997	3	3000	Y	N	2011 S INGERSOLL PL	
003	246090	0020	1/22/2003	265000	1560	0	7	1907	3	3960	N	N	933 24TH AV S	
003	722850	0795	8/29/2003	349000	1560	0	7	1908	4	3800	N	N	1608 21ST AV	
003	912610	0060	3/3/2003	286000	1560	0	7	1994	3	3600	N	N	822 20TH AV	
003	912610	0860	10/6/2005	522000	1560	200	7	1900	5	3600	N	N	406 21ST AV	
003	684070	1040	10/21/2003	185000	1610	0	7	1924	3	4500	N	N	340 26TH AV	
003	754480	0070	8/13/2003	310000	1610	0	7	1909	5	2800	N	N	2212 E ALDER ST	
003	982670	1345	10/4/2004	350000	1620	0	7	1900	3	2640	N	N	2024 E SPRUCE ST	
003	981870	0009	10/15/2003	309000	1620	0	7	2003	3	3000	N	N	156 26TH AV	
003	134430	0250	11/1/2005	416000	1630	0	7	1926	4	4200	N	N	403 23RD AV E	
003	193730	0165	8/2/2003	316000	1630	400	7	1911	4	6000	Y	N	811 19TH AV S	
003	225450	1420	12/8/2004	295000	1630	400	7	1902	4	3600	N	N	1117 15TH AV	
003	331950	2135	6/14/2004	328900	1630	0	7	1912	4	4480	N	N	1851 S WELLER ST	
003	794260	1965	10/20/2003	275000	1640	0	7	1923	3	3280	N	N	1921 E ALDER ST	
003	814120	0015	12/31/2003	398500	1640	0	7	2003	3	1141	N	N	520 B 20TH AV E	
003	814120	0016	12/31/2003	390000	1640	0	7	2003	3	1144	N	N	520 A 20TH AV E	
003	277910	0006	6/30/2004	359000	1650	0	7	1991	3	3000	N	N	169 25TH AV	
003	794260	1745	6/23/2004	394700	1650	0	7	1905	4	5120	N	N	311 19TH AV	
003	912610	0161	5/17/2004	425000	1650	0	7	1905	5	2550	N	N	829 21ST AV	
003	713230	0680	8/23/2005	349950	1660	0	7	1997	3	4000	Y	N	1118 HIAWATHA PL S	
003	722850	1367	6/30/2005	275000	1670	0	7	1915	3	7491	N	N	987 21ST AV	
003	684070	1200	9/3/2003	312000	1680	0	7	1914	4	4400	N	N	339 26TH AV	
003	912610	0538	12/6/2005	435000	1680	0	7	2001	3	1410	N	N	523 A 21ST AV	
003	605860	0055	10/21/2004	359500	1700	600	7	1999	3	2500	N	N	2517 S DEARBORN ST	
003	794260	0065	11/19/2003	265000	1700	240	7	1905	4	5120	Y	N	522 19TH AV	
003	684070	1115	6/20/2005	380000	1720	0	7	1914	4	4400	N	N	336 25TH AV	
003	722850	0925	8/23/2005	400000	1750	0	7	1900	4	7620	N	N	1451 22ND AV	
003	121100	0170	3/18/2004	365000	1760	0	7	1912	5	3500	N	N	543 27TH AV	
003	134430	0260	10/11/2004	407770	1770	0	7	1925	5	4200	N	N	343 23RD AV E	

Improved Sales Used in this Annual Update Analysis
Area 15
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address	
003	564660	0035	5/5/2004	485000	1770	0	7	1900	4	4800	N	N	724 15TH AV	
003	036300	0030	2/11/2004	289000	1780	0	7	1901	4	3000	N	N	160 25TH AV	
003	794260	2125	7/15/2004	360000	1780	0	7	1902	4	3864	N	N	1531 E ALDER ST	
003	193480	0121	2/25/2004	389000	1800	200	7	1900	3	2415	N	N	1805 E SPRUCE ST	
003	722850	1875	6/8/2005	720000	1800	1040	7	1901	3	5000	N	N	1621 21ST AV	
003	605860	0370	7/28/2003	265000	1830	0	7	1919	3	3800	Y	N	903 23RD AV S	
003	722850	1155	7/20/2004	300000	1840	890	7	1907	3	3810	Y	N	973 22ND AV	
003	723460	0776	9/23/2004	392500	1840	0	7	1902	4	2945	N	N	917 B 17TH AV	
003	912610	0525	10/7/2003	358500	1840	0	7	2002	3	1876	N	N	515 21ST AV	
003	981870	0265	9/14/2005	443000	1840	0	7	1901	4	4000	N	N	168 27TH AV	
003	125020	0590	6/25/2003	340000	1920	0	7	1911	4	3551	N	N	412 26TH AV S	
003	912610	0110	9/14/2004	492500	1980	0	7	1900	4	5400	N	N	803 21ST AV	
003	225450	1850	8/12/2005	565000	2040	0	7	1926	4	3520	N	N	801 16TH AV	
003	794260	1550	6/9/2004	449000	2090	0	7	1901	4	5120	N	N	310 17TH AV	
003	564660	0040	8/19/2005	492000	2120	570	7	1900	4	4800	N	N	728 15TH AV	
003	722850	1138	9/19/2005	425000	2160	0	7	2005	3	3777	N	N	981 22ND AV	
003	684070	1165	5/21/2003	275000	2260	0	7	1924	4	4400	N	N	307 26TH AV	
003	225450	1475	12/10/2004	461000	2280	0	7	2004	3	3027	N	N	910 14TH AV S	
003	794260	1670	8/16/2004	495000	2800	0	7	1980	3	9216	N	N	340 18TH AV	
003	713230	0577	4/26/2005	375500	960	420	8	2004	3	1036	N	N	920 A HIAWATHA PL S	
003	713230	0579	4/26/2005	379000	960	420	8	2004	3	1046	N	N	920 B HIAWATHA PL S	
003	125020	0773	6/1/2004	287000	1020	670	8	2003	3	2025	N	N	501 MARTIN LUTHER KING JR WY S	
003	125020	0779	10/25/2004	287000	1020	670	8	2003	3	2265	N	N	509 MARTIN LUTHER KING JR WY S	
003	125020	0765	10/7/2005	329450	1087	235	8	2005	3	1796	N	N	511 MARTIN LUTHER KING JR WY S	
003	125020	0763	8/19/2005	330000	1087	235	8	2005	3	1796	N	N	513 MARTIN LUTHER KING JR WY S	
003	125020	0767	8/22/2005	339500	1087	235	8	2005	3	1796	N	N	515 MARTIN LUTHER KING JR WY S	
003	125020	0769	10/10/2005	319950	1087	235	8	2005	3	1796	N	N	517 MARTIN LUTHER KING JR WY S	
003	246090	0065	7/12/2004	374500	1150	990	8	1905	3	3960	N	N	924 23RD AV S	
003	257240	0010	9/18/2003	295000	1158	0	8	2001	3	1494	N	N	210 15TH AV	
003	636290	0134	8/30/2005	332600	1175	0	8	2002	3	1250	N	N	718 26TH AV S	
003	501100	0165	5/29/2003	480000	1200	0	8	1907	4	3285	N	N	2205 E MERCER ST	

Improved Sales Used in this Annual Update Analysis
Area 15
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address	
003	722850	1165	10/26/2005	415000	1200	0	8	1907	4	3810	N	N	957 22ND AV	
003	722850	1800	8/16/2004	494000	1200	0	8	1900	3	7500	N	N	1452 20TH AV	
003	722850	2130	10/28/2005	420000	1210	460	8	1904	4	3630	N	N	1441 20TH AV	
003	712830	0065	11/6/2003	241000	1240	0	8	1900	3	3000	Y	N	815 20TH AV S	
003	722850	1170	11/16/2004	399500	1240	0	8	1907	5	3810	N	N	959 22ND AV	
003	042404	9273	7/27/2003	289000	1240	330	8	2003	3	1967	N	N	1110 24TH AV S	
003	225450	2265	1/31/2003	280000	1260	0	8	1903	4	3840	N	N	723 19TH AV	
003	982670	1794	5/17/2004	309000	1280	270	8	2001	3	1608	N	N	2219 E E ALDER ST	
003	982670	1401	5/5/2004	357000	1310	300	8	2002	3	1800	N	N	211 22ND AV	
003	722850	0815	4/6/2005	414500	1330	300	8	1908	5	2860	N	N	1614 21ST AV	
003	501100	0045	10/31/2005	450000	1360	0	8	1901	4	4000	N	N	605 22ND AV E	
003	723460	0802	4/14/2003	318500	1366	0	8	1997	3	1795	N	N	906 17TH AV	
003	501100	0020	4/15/2003	430000	1400	0	8	1910	5	4000	N	N	612 21ST AV E	
003	134430	0290	7/26/2004	465000	1410	790	8	1923	4	4200	Y	N	338 22ND AV E	
003	722850	1445	5/26/2005	330000	1410	0	8	1903	4	3750	N	N	931 21ST AV	
003	912610	0485	11/4/2004	327950	1430	0	8	2000	3	1807	N	N	2020 E JEFFERSON ST	
003	042404	9075	3/17/2003	301500	1440	350	8	2003	3	2084	N	N	1112 24TH AV S	
003	225450	1530	5/22/2003	420000	1440	0	8	1906	4	3060	N	N	927 15TH AV	
003	332000	0615	11/7/2003	412000	1450	1450	8	1958	4	6720	N	N	1844 S LANE ST	
003	225450	1825	6/22/2004	380000	1460	0	8	1990	3	2251	N	N	817 16TH AV	
003	225450	1827	11/18/2005	449000	1460	0	8	1990	3	2251	N	N	813 16TH AV	
003	794260	1225	1/19/2005	492000	1460	0	8	1911	3	4840	N	N	301 16TH AV	
003	982670	1791	8/28/2003	294000	1460	320	8	2001	3	1981	N	N	219 23RD AV	
003	814120	0046	8/25/2004	395000	1470	0	8	1909	4	3040	N	N	2018 E REPUBLICAN ST	
003	440020	0070	10/14/2003	345000	1480	0	8	1908	4	2545	N	N	521 20TH AV E	
003	722850	1390	5/3/2004	406000	1510	0	8	1906	4	3750	N	N	969 21ST AV	
003	171040	0100	4/13/2005	685000	1520	380	8	1900	5	3200	N	N	831 15TH AV	
003	713230	0573	5/19/2005	425000	1520	0	8	2004	3	1921	Y	N	920 HIAWATHA PL S	
003	982670	1403	4/23/2004	341000	1520	330	8	2002	3	1800	N	N	2120 E SPRUCE ST	
003	982670	1407	8/31/2004	372500	1520	330	8	2002	3	1800	N	N	2116 E SPRUCE ST	
003	519110	0140	2/17/2005	500000	1530	0	8	1907	4	3060	N	N	601 21ST AV E	

Improved Sales Used in this Annual Update Analysis
Area 15
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address	
003	722850	2365	7/1/2005	450000	1540	400	8	1904	4	4840	N	N	941 20TH AV	
003	423240	1335	7/25/2003	508000	1560	0	8	1923	5	3840	N	N	330 16TH AV E	
003	722850	0816	2/8/2005	412000	1560	0	8	2004	3	2220	N	N	1612 21ST AV	
003	171040	0105	12/28/2005	528500	1570	550	8	1984	3	3200	N	N	835 15TH AV	
003	722850	1230	8/20/2004	438000	1570	0	8	1908	4	3683	N	N	917 22ND AV	
003	423240	0275	8/16/2004	546000	1580	620	8	1905	3	4080	N	N	516 18TH AV E	
003	423240	1325	3/18/2004	649000	1580	900	8	1902	5	6240	N	N	338 16TH AV E	
003	722850	2435	6/16/2005	361500	1580	0	8	1923	4	1888	N	N	1904 E MARION ST	
003	912610	1235	7/28/2005	460000	1580	0	8	1900	3	5400	N	N	703 22ND AV	
003	193480	0125	3/22/2004	399000	1580	280	8	2004	3	2100	N	N	1811 E SPRUCE ST	
003	754480	0045	8/23/2004	405000	1604	0	8	1998	3	3000	N	N	2205 E TERRACE ST	
003	171040	0045	7/25/2005	479500	1610	0	8	1901	4	3200	N	N	808 14TH AV	
003	193730	0031	7/6/2004	402000	1610	0	8	1931	4	4150	Y	N	1826 S DEARBORN ST	
003	331950	1810	9/8/2004	315250	1610	0	8	1966	4	4480	N	N	1834 S WELLER ST	
003	331950	1810	11/19/2003	285000	1610	0	8	1966	4	4480	N	N	1834 S WELLER ST	
003	423240	0415	3/1/2005	551250	1610	0	8	1987	3	5400	N	N	519 18TH AV E	
003	423240	0415	3/14/2003	430000	1610	0	8	1987	3	5400	N	N	519 18TH AV E	
003	722850	2460	8/14/2003	369950	1620	0	8	1904	4	4840	Y	N	920 19TH AV	
003	257240	0243	12/16/2003	299500	1640	0	8	1999	3	2058	N	N	1416 E SPRUCE ST	
003	684070	1000	10/11/2005	350000	1660	0	8	1930	3	5000	N	N	317 MARTIN LUTHER KING JR WY	
003	423240	0460	6/22/2004	633000	1670	0	8	1903	5	5400	N	N	526 16TH AV E	
003	912610	0700	6/2/2004	415000	1680	0	8	2004	3	3600	N	N	300 20TH AV	
003	225450	1731	5/19/2003	318900	1690	0	8	1901	4	2480	N	N	1510 E COLUMBIA ST	
003	423240	0435	8/20/2003	679800	1690	0	8	1902	5	3200	N	N	1715 E MERCER ST	
003	722850	0420	10/18/2005	360000	1690	0	8	1908	3	2340	N	N	927 23RD AV	
003	257240	0242	5/11/2004	304450	1700	0	8	1999	3	1191	N	N	1414 E SPRUCE ST	
003	722850	0820	6/28/2005	600000	1710	280	8	1908	4	5080	N	N	1616 21ST AV	
003	134430	0270	10/21/2005	491000	1720	0	8	1914	4	4200	N	N	335 23RD AV E	
003	423240	0190	4/23/2004	725000	1720	0	8	1901	5	5640	N	N	617 18TH AV E	
003	684070	1125	3/11/2004	332500	1720	110	8	1930	3	4400	N	N	328 25TH AV	
003	912610	0836	4/18/2003	297000	1720	0	8	2001	3	1529	N	N	426 21ST AV	

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Area 15
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address	
003	095500	0240	11/19/2003	345000	1730	0	8	1913	4	4200	N	N	210 21ST AV E	
003	912610	0838	11/10/2003	315000	1730	0	8	2001	3	2064	N	N	422 21ST AV	
003	912610	0839	1/13/2005	329000	1730	0	8	2001	3	1891	N	N	2111 E JEFFERSON ST	
003	912610	0840	12/9/2005	351000	1730	0	8	2001	3	1619	N	N	2109 E JEFFERSON ST	
003	722850	1115	2/12/2004	371100	1750	540	8	1929	3	4500	N	N	1474 21ST AV	
003	981870	0290	9/30/2004	418000	1750	0	8	1902	4	4000	N	N	178 27TH AV	
003	134430	0180	11/29/2005	463000	1760	0	8	1926	4	4200	N	N	525 23RD AV E	
003	722850	1375	9/30/2004	434000	1760	0	8	1900	4	7491	N	N	983 21ST AV	
003	423240	0425	8/26/2004	664000	1780	0	8	1902	5	4200	N	N	529 18TH AV E	
003	303720	0066	3/30/2004	347000	1790	0	8	1998	3	2500	Y	N	207 17TH AV	
003	712830	0350	3/11/2005	449000	1790	0	8	1927	4	3000	Y	N	2001 S CHARLES ST	
003	712830	0282	8/9/2005	441500	1790	680	8	2005	3	3000	N	N	2032 S NORMAN ST	
003	712830	0284	8/9/2005	441500	1790	680	8	2005	3	3000	N	N	2028 S NORMAN ST	
003	225450	1745	1/2/2004	400000	1830	0	8	1906	4	4800	N	N	810 15TH AV	
003	516070	0155	11/18/2004	453578	1830	0	8	2004	3	4000	N	N	951 26TH AV S	
003	794260	1918	12/7/2004	465000	1830	730	8	1999	3	5004	N	N	315 20TH AV	
003	225450	1995	4/16/2003	466250	1850	0	8	1901	4	3200	N	N	1709 E COLUMBIA ST	
003	684070	1170	12/12/2004	325000	1860	0	8	1937	3	4400	N	N	311 26TH AV	
003	722850	2315	3/3/2004	400000	1900	0	8	1902	4	7260	N	N	971 20TH AV	
003	912610	0458	6/30/2004	443000	1930	0	8	2001	3	3600	N	N	512 20TH AV	
003	134430	0221	10/4/2004	642000	1950	0	8	1924	4	4305	Y	N	512 22ND AV E	
003	912610	1280	5/2/2005	399500	1960	440	8	1996	3	3600	N	N	723 22ND AV	
003	912610	0885	5/23/2005	344500	1980	0	8	2002	3	1911	N	N	411 B 22ND AV	
003	912610	0885	2/20/2003	269000	1980	0	8	2002	3	1911	N	N	411 B 22ND AV	
003	912610	0884	3/4/2003	272267	1980	0	8	2002	3	1905	N	N	411 A 22ND AV	
003	912610	0886	6/9/2004	309999	1980	0	8	2002	3	1463	N	N	4123 B 22ND AV	
003	501100	0145	12/29/2004	636500	2030	0	8	1926	4	3066	N	N	2111 E MERCER ST	
003	912610	1651	4/28/2003	459000	2070	860	8	2001	3	3870	N	N	722 22ND AV	
003	794260	0170	1/26/2005	500000	2100	540	8	1905	4	6400	N	N	559 19TH AV	
003	912610	0185	7/30/2003	275000	2110	0	8	1907	3	3600	N	N	722 20TH AV	
003	423240	0135	2/26/2004	520000	2140	0	8	1900	5	3760	N	N	1618 E MERCER ST	

Improved Sales Used in this Annual Update Analysis
Area 15
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address	
003	423240	0375	4/13/2005	670000	2150	0	8	1906	4	5400	N	N	510 17TH AV E	
003	722850	2100	12/10/2004	500000	2170	0	8	1900	4	7260	N	N	1471 20TH AV	
003	225450	1460	2/25/2004	245000	2210	0	8	1901	4	3480	N	N	906 14TH AV	
003	794260	0100	3/6/2003	384000	2210	940	8	1902	5	5600	N	N	1914 E JEFFERSON ST	
003	225450	1510	10/6/2004	570000	2220	430	8	1903	3	2580	N	N	1411 E SPRING ST	
003	723460	0787	8/29/2005	600000	2240	0	8	1910	4	2120	N	N	1614 E MARION ST	
003	723460	1542	2/25/2003	327500	2260	0	8	2002	3	1834	N	N	918 B 18TH AV	
003	723460	1543	2/4/2003	320000	2260	0	8	2002	3	1831	N	N	916 B 18TH AV	
003	519110	0180	9/16/2005	668330	2440	0	8	1910	5	3080	N	N	2003 E MERCER ST	
003	794260	1635	5/26/2005	590000	2490	0	8	1905	3	8800	N	N	1819 E JEFFERSON ST	
003	722850	2325	11/17/2005	590000	2750	1380	8	1900	3	5445	N	N	961 20TH AV	
003	722850	2325	10/25/2004	585000	2750	1380	8	1900	3	5445	N	N	961 20TH AV	
003	636290	0007	7/25/2005	329000	3000	0	8	2003	3	2506	N	N	718 24TH AV S	
003	331950	1725	9/23/2005	269950	790	0	9	2005	3	2151	N	N	1813 A S KING ST	
003	331950	1730	10/11/2005	269950	790	0	9	2005	3	2151	N	N	1813 B S KING ST	
003	331950	1727	8/15/2005	278500	790	0	9	2005	3	1087	N	N	1811 B S KING ST	
003	331950	1729	10/18/2005	279950	790	0	9	2005	3	1247	N	N	1811 A S KING ST	
003	331950	1732	11/3/2005	279950	790	0	9	2005	3	1087	N	N	1815 A S KING ST	
003	331950	1734	10/28/2005	279950	790	0	9	2005	3	1247	N	N	1815 B S KING ST	
003	225450	1767	12/4/2003	315000	1100	0	9	1999	3	1562	N	N	822 15TH AV	
003	225450	1765	4/24/2003	306000	1120	0	9	1999	3	2042	N	N	818 15TH AV	
003	605860	0200	5/30/2003	329300	1300	320	9	2003	3	1988	N	N	820 24TH AV S	
003	605860	0208	5/20/2003	334950	1300	320	9	2003	3	2215	N	N	828 24TH AV S	
003	519110	0175	7/18/2005	652011	1340	100	9	1926	4	4400	N	N	2011 E ROY ST	
003	605860	0202	5/20/2003	324950	1360	370	9	2003	3	1816	N	N	822 24TH AV S	
003	605860	0204	6/20/2003	319950	1360	370	9	2003	3	1991	N	N	824 24TH AV S	
003	605860	0206	5/20/2003	324950	1360	370	9	2003	3	1947	N	N	826 24TH AV S	
003	423240	1015	9/26/2005	749950	1430	600	9	1905	4	3906	N	N	431 18TH AV E	
003	423240	1015	11/30/2004	510230	1430	600	9	1905	4	3906	N	N	431 18TH AV E	
003	423240	0735	11/9/2005	725000	1450	0	9	1904	5	2550	N	N	432 16TH AV E	
003	423240	0985	6/23/2005	690000	1450	0	9	1906	4	4800	N	N	409 18TH AV E	

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Area 15
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
003	423240	1035	10/1/2005	750000	1460	800	9	1906	3	3160	N	N	1715 E REPUBLICAN ST
003	423240	1035	5/15/2003	620800	1460	800	9	1906	3	3160	N	N	1715 E REPUBLICAN ST
003	423240	0810	7/31/2003	455000	1480	0	9	1905	4	2400	N	N	1622 E HARRISON ST
003	423240	0800	9/22/2005	525000	1510	0	9	1905	4	2400	N	N	1616 E HARRISON ST
003	423240	0885	7/29/2004	725000	1520	400	9	1904	5	2625	N	N	429 17TH AV E
003	519110	0205	10/4/2005	552000	1550	0	9	1907	4	3388	N	N	2025 E MERCER ST
003	519110	0115	8/4/2004	542450	1560	0	9	1909	5	2880	N	N	606 20TH AV E
003	605860	0148	11/17/2005	390000	1560	0	9	2002	3	1904	N	N	801 25TH AV S
003	605860	0148	9/25/2003	315000	1560	0	9	2002	3	1904	N	N	801 25TH AV S
003	133680	0800	10/30/2003	555000	1600	0	9	1906	5	2150	N	N	1715 E ROY ST
003	095500	0450	7/27/2003	628700	1620	910	9	1902	3	4200	N	N	142 21ST AV E
003	794260	0080	4/15/2003	382500	1670	0	9	1901	4	5120	N	N	512 19TH AV
003	423240	0050	4/9/2003	559000	1680	180	9	1904	3	3572	N	N	1520 E MERCER ST
003	519110	0100	9/2/2004	582000	1680	0	9	1906	5	3200	N	N	616 20TH AV E
003	423240	0080	7/1/2003	425000	1690	0	9	1913	3	2100	N	N	1610 E MERCER ST
003	423240	0795	11/12/2004	715000	1750	140	9	1906	4	2700	N	N	1604 E HARRISON ST
003	605860	0152	1/10/2005	365000	1790	0	9	2002	3	1679	N	N	805 25TH AV S
003	423240	0790	12/9/2005	860000	1860	400	9	1906	4	2700	N	N	1610 E HARRISON ST
003	423240	0790	9/23/2003	699000	1860	400	9	1906	4	2700	N	N	1610 E HARRISON ST
003	423240	0495	8/19/2005	699950	1900	0	9	1907	4	5400	N	N	509 17TH AV E
003	423240	1220	8/29/2005	730000	1920	0	9	1941	3	4420	N	N	1705 E HARRISON ST
003	423240	0880	11/10/2004	685000	1960	0	9	1906	3	4050	N	N	1619 E REPUBLICAN ST
003	423240	0860	6/2/2005	785000	2100	0	9	1905	3	3360	N	N	421 17TH AV E
003	501100	0040	7/28/2003	500000	2200	0	9	1987	3	4000	N	N	611 22ND AV E
003	722850	1275	3/13/2003	390000	2200	0	9	1997	3	5080	N	N	944 21ST AV
003	794260	1592	12/28/2004	550000	2240	150	9	2004	3	5120	N	N	319 18TH AV
003	684070	0310	11/15/2005	737000	2280	540	9	2004	3	5000	N	N	507 26TH AV
003	684070	0310	2/19/2004	512500	2280	540	9	2004	3	5000	N	N	507 26TH AV
003	501100	0035	3/26/2004	899950	2420	990	9	2004	3	4000	N	N	613 22ND AV E
003	134430	0230	6/7/2004	597000	2570	0	9	1913	4	4200	N	N	520 22ND AV E
003	423240	0390	6/3/2004	775000	3420	0	9	1901	3	3600	N	N	502 17TH AV E

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Area 15
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address	
003	794260	1920	12/12/2003	539000	2250	450	10	1916	3	5235	N	N	317 20TH AV	
003	423240	0945	2/7/2005	1342500	2880	560	10	1905	3	4900	N	N	408 17TH AV E	
004	982820	0870	10/25/2005	265000	560	0	6	1918	4	3375	Y	N	1633 27TH AV	
004	982820	1485	5/25/2004	160000	560	0	6	1936	3	4800	N	N	1711 29TH AV	
004	501600	2300	5/26/2004	380000	580	0	6	1912	4	2500	Y	N	441 26TH AV E	
004	982870	1050	7/8/2005	265550	580	0	6	1923	3	3200	N	N	235 29TH AV E	
004	501500	1205	4/2/2003	343000	620	0	6	1914	5	4000	N	N	2613 E ALOHA ST	
004	920990	0615	2/12/2004	325000	620	620	6	1909	4	4400	N	N	3001 E HARRISON ST	
004	982870	1804	6/24/2004	239900	620	0	6	1908	4	1120	N	N	2614 E JOHN ST	
004	982870	2082	4/18/2003	235000	630	500	6	1944	4	2731	Y	N	1805 27TH AV	
004	982820	0370	12/15/2004	250000	640	0	6	1904	2	3600	Y	N	1524 24TH AV	
004	982820	1320	6/9/2004	225000	640	420	6	1944	4	2785	Y	N	1702 27TH AV	
004	982820	1321	6/2/2004	225000	640	420	6	1944	4	2816	Y	N	1704 27TH AV	
004	982820	1850	8/16/2004	296600	640	640	6	1944	3	4862	Y	N	1525 30TH AV	
004	982820	2150	8/13/2003	250000	660	0	6	1920	2	2625	Y	N	3012 E OLIVE ST	
004	501500	0870	10/16/2003	260000	670	0	6	1909	4	4000	Y	N	913 24TH AV E	
004	501600	2200	4/6/2005	289000	670	0	6	1968	3	5000	N	N	402 25TH AV E	
004	796010	0046	4/18/2005	252350	670	0	6	1906	4	1700	N	N	2716 E MARION ST	
004	982820	1055	10/24/2005	225000	670	0	6	1947	3	3200	N	N	2618 E PIKE ST	
004	982820	1180	5/20/2004	245000	680	0	6	1920	5	4800	N	N	1509 MARTIN LUTHER KING JR WY	
004	920990	0460	6/19/2003	253000	700	0	6	1931	5	4092	N	N	3108 E HARRISON ST	
004	982870	0035	6/7/2005	310950	700	0	6	1908	5	4000	N	N	1826 31ST AV	
004	982870	1135	7/18/2003	232000	700	350	6	1950	4	4800	Y	N	124 MARTIN LUTHER KING JR WY E	
004	796010	0215	2/24/2005	275500	710	0	6	1903	4	1811	N	N	2720 E COLUMBIA ST	
004	796010	0465	3/28/2005	250000	710	0	6	1907	4	3600	N	N	728 MARTIN LUTHER KING JR WY	
004	920990	0610	11/11/2003	180000	720	0	6	1908	3	4400	N	N	328 30TH AV E	
004	920990	0195	9/15/2003	205000	730	0	6	1954	3	5295	N	N	533 30TH AV E	
004	920990	0265	6/8/2005	350000	750	190	6	1921	4	4214	N	N	421 30TH AV E	
004	118900	0785	6/29/2004	310000	760	760	6	1905	3	3430	N	N	2615 E UNION ST	
004	920990	0440	3/28/2004	323000	760	0	6	1918	4	3360	N	N	408 31ST AV E	
004	982820	0590	6/25/2004	294500	760	190	6	1948	4	7200	Y	N	1627 26TH AV	

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Area 15
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
004	118900	1020	7/12/2005	367000	770	190	6	1904	3	3000	N	N	932 26TH AV
004	982870	0895	6/16/2005	437000	770	750	6	1901	3	4800	Y	N	206 29TH AV E
004	982820	1365	11/2/2005	300950	780	0	6	1944	4	6720	N	N	1731 MARTIN LUTHER KING JR WY
004	982820	1375	10/8/2004	253000	780	0	6	1944	3	6720	N	N	1715 MARTIN LUTHER KING JR WY
004	982820	1375	8/8/2005	243000	780	0	6	1944	3	6720	N	N	1715 MARTIN LUTHER KING JR WY
004	982820	0186	6/24/2004	250000	790	0	6	1908	4	2601	Y	N	1733 25TH AV
004	118600	0150	6/10/2005	380000	800	0	6	1982	3	2800	Y	N	1612 32ND AV
004	721740	0520	10/3/2003	196000	800	0	6	1900	4	3840	N	N	1124 25TH AV
004	920990	0620	7/5/2005	310000	800	800	6	1924	4	2160	N	N	334 DEWEY PL E
004	920990	0620	5/21/2003	268500	800	800	6	1924	4	2160	N	N	334 DEWEY PL E
004	982820	0150	2/26/2004	300000	800	0	6	1902	4	3600	Y	N	1710 24TH AV
004	920990	0465	3/30/2004	299950	810	0	6	1909	3	2040	N	N	402 31ST AV E
004	983930	0080	6/1/2004	282500	810	0	6	1906	4	2040	N	N	3120 E UNION ST
004	796010	0270	10/27/2003	275000	820	0	6	1908	4	5280	N	N	825 27TH AV
004	796010	0270	8/5/2005	254525	820	0	6	1908	4	5280	N	N	825 27TH AV
004	920990	0645	7/5/2005	416000	820	0	6	1901	4	2160	N	N	326 DEWEY PL E
004	501600	0465	3/16/2005	370000	840	0	6	1909	5	5120	N	N	329 29TH AV E
004	982870	1770	8/29/2005	414000	840	0	6	1907	4	3200	Y	N	231 27TH AV E
004	982820	0660	5/4/2005	323500	850	0	6	1907	4	3000	N	N	2509 E HOWELL ST
004	796010	0300	3/25/2005	309000	880	0	6	1907	4	3600	N	N	807 27TH AV
004	982820	1745	3/2/2004	320050	880	0	6	1929	4	2400	N	N	1505 29TH AV
004	118900	0730	10/7/2004	236000	890	0	6	1920	3	3420	N	N	1130 26TH AV
004	920990	0260	9/17/2003	317000	890	0	6	1901	4	4200	N	N	425 30TH AV E
004	501600	2971	6/4/2004	306700	920	290	6	1952	4	5376	N	N	415 25TH AV E
004	536620	0055	10/24/2005	400000	920	500	6	1906	4	3685	N	N	800 31ST AV
004	982820	0607	10/19/2004	230000	920	0	6	1911	3	3600	Y	N	1611 26TH AV
004	982870	0030	8/9/2005	350000	920	0	6	1908	5	4000	N	N	1822 31ST AV
004	501600	0500	2/13/2004	291500	930	0	6	1908	5	4000	N	N	2829 E ARTHUR PL
004	982820	1037	4/15/2004	325000	930	800	6	1908	3	3000	N	N	2614 E PIKE ST
004	982870	0830	8/1/2005	330000	940	0	6	1906	4	4800	Y	N	134 29TH AV E
004	721740	0440	11/9/2005	269860	960	0	6	1904	3	5760	N	N	1107 26TH AV

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(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
004	721740	1220	8/18/2005	341000	960	0	6	1909	4	4800	N	N	919 26TH AV
004	796010	0150	12/21/2005	390000	960	0	6	1906	3	5600	N	N	2817 E MARION ST
004	982820	1175	5/12/2005	381000	970	0	6	1920	2	4800	N	N	1515 MARTIN LUTHER KING JR WY
004	796010	0200	8/2/2004	233000	980	0	6	1905	4	3600	N	N	806 27TH AV
004	796010	0275	8/13/2003	290000	1000	480	6	1981	3	5520	N	N	821 27TH AV
004	796010	0275	4/21/2003	280000	1000	480	6	1981	3	5520	N	N	821 27TH AV
004	920990	0030	6/16/2003	300000	1000	0	6	1916	4	3229	N	N	526 31ST AV E
004	501600	0195	12/28/2004	375000	1040	880	6	1902	3	4000	N	N	419 DEWEY PL E
004	381440	0135	7/21/2004	330000	1050	170	6	1903	4	2984	N	N	911 29TH AV
004	118900	1110	11/18/2003	220000	1060	0	6	1972	3	5280	N	N	931 27TH AV
004	501500	1140	12/16/2005	300000	1060	0	6	1903	4	4000	Y	N	2442 E VALLEY ST
004	796010	0345	12/1/2005	419700	1090	0	6	1908	5	3600	N	N	711 27TH AV
004	501600	1110	9/9/2004	278000	1120	0	6	1925	3	3700	Y	N	332 25TH AV E
004	533220	0520	11/25/2003	288000	1120	0	6	1947	3	4000	N	N	2815 E ALOHA ST
004	722850	0220	12/24/2003	171000	1140	0	6	1901	3	7310	N	N	932 23RD AV
004	721740	0525	4/3/2003	350000	1150	0	6	1904	4	3840	N	N	1128 25TH AV
004	721740	0245	10/13/2005	590000	1180	0	6	1900	3	7680	Y	N	1428 25TH AV
004	118900	0090	12/11/2003	189000	1210	0	6	1918	3	3276	N	N	2616 E UNION ST
004	982820	0260	8/26/2004	310000	1210	0	6	1903	4	3600	Y	N	1622 24TH AV
004	684070	0075	4/28/2003	302000	1230	0	6	1962	3	5996	N	N	2506 E COLUMBIA ST
004	501500	1565	3/26/2003	302000	1240	0	6	1900	5	4000	N	N	2504 E ROY ST
004	982820	0705	8/9/2004	313000	1280	0	6	1903	4	2121	Y	N	1700 26TH AV
004	982870	1930	6/15/2004	345000	1320	0	6	1900	4	4800	Y	N	119 27TH AV E
004	796010	0145	5/18/2005	285000	1340	0	6	1953	4	5583	N	N	2814 E COLUMBIA ST
004	982820	0050	10/29/2003	286000	1400	0	6	1901	3	7500	N	N	1601 24TH AV
004	501600	0190	4/27/2004	315000	1660	0	6	1901	3	3960	N	N	413 DEWEY PL E
004	721740	1185	4/14/2004	327000	1760	0	6	1903	4	6400	N	N	924 25TH AV
004	982820	0605	1/21/2003	285000	1930	0	6	1911	3	3240	Y	N	1607 26TH AV
004	501500	1385	12/22/2003	283500	620	350	7	1914	5	4000	N	N	2602 E ROY ST
004	982820	1920	10/25/2004	265000	640	640	7	1945	4	3870	Y	N	2905 E OLIVE ST
004	982870	1210	12/10/2004	262000	640	640	7	1944	3	2314	N	N	117 29TH AV E

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Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address	
004	983930	0385	3/11/2003	297100	640	640	7	1924	5	4400	Y	N	1434 29TH AV	
004	982820	1918	10/27/2004	275000	640	640	7	1945	4	3333	Y	N	2907 E OLIVE ST	
004	982870	1212	11/12/2004	275000	640	640	7	1944	3	1960	N	N	115 29TH AV E	
004	501500	0845	1/22/2003	285000	740	740	7	1910	4	4000	N	N	2434 E ALOHA ST	
004	501600	1095	2/28/2005	223000	740	0	7	1925	4	5000	Y	N	328 25TH AV E	
004	982820	0540	6/25/2004	310000	740	740	7	1917	4	2400	Y	N	2510 E PINE ST	
004	982820	0187	8/16/2004	265000	750	0	7	1908	4	2020	N	N	2415 E HOWELL ST	
004	051900	0080	2/26/2004	265000	760	0	7	1907	5	1560	N	N	2421 E MARION ST	
004	721740	0232	6/10/2004	310000	760	0	7	2004	3	1787	N	N	2417 E PIKE ST	
004	501500	0295	2/3/2003	310000	770	500	7	1910	5	2000	Y	N	1001 25TH AV E	
004	982820	0702	8/23/2004	225000	790	0	7	1990	3	782	N	N	2518 E OLIVE ST	
004	501600	3100	4/6/2004	326000	800	0	7	1918	3	1740	Y	N	2408 E MERCER ST	
004	982870	0460	6/16/2003	258000	800	0	7	1945	4	6600	Y	N	138 30TH AV E	
004	982870	1480	7/25/2003	299950	800	0	7	1946	4	4800	Y	N	2702 E DENNY WY	
004	515770	0195	10/10/2003	307500	820	0	7	1941	4	5000	N	N	812 33RD AV	
004	533220	0620	12/12/2005	294000	820	0	7	1959	3	2805	N	N	631 29TH AV E	
004	920990	0500	2/11/2003	280000	820	350	7	1927	4	6000	N	N	318 31ST AV E	
004	982870	0205	3/17/2005	379000	830	0	7	1928	3	4000	Y	N	117 32ND AV E	
004	982870	1345	1/26/2005	373000	830	830	7	1945	3	4800	Y	N	1800 27TH AV	
004	982870	1345	1/27/2003	350000	830	830	7	1945	3	4800	Y	N	1800 27TH AV	
004	982820	1361	7/6/2005	299950	830	0	7	2005	3	1276	N	N	E HOWELL ST	
004	982820	1362	7/6/2005	306000	830	0	7	2005	3	1323	N	N	E HOWELL ST	
004	501500	0220	11/16/2004	364000	840	0	7	1901	4	4000	Y	N	2415 E HELEN ST	
004	912610	2030	11/21/2005	291650	840	0	7	1900	4	3594	N	N	818 23RD AV	
004	912610	2035	3/6/2003	216500	850	0	7	1900	4	3584	N	N	816 23RD AV	
004	721740	1285	4/20/2005	303000	860	0	7	1917	3	3763	N	N	2515 E SPRING ST	
004	982870	0860	5/16/2005	370000	860	860	7	1945	3	6000	Y	N	119 30TH AV E	
004	982820	1830	8/18/2004	345000	870	300	7	1922	5	3200	N	N	1532 29TH AV	
004	009700	0235	6/1/2005	480000	880	0	7	1924	4	3500	N	N	1513 33RD AV	
004	118900	0180	3/18/2004	336000	880	190	7	1924	4	3360	N	N	1418 27TH AV	
004	982870	1005	9/14/2004	262500	880	0	7	1910	4	3200	N	N	206 MARTIN LUTHER KING JR WY E	

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Area 15
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
004	501500	0225	8/13/2003	337500	890	0	7	1905	4	4000	Y	N	2411 E HELEN ST
004	982820	0020	3/8/2005	275000	890	0	7	1905	3	3600	Y	N	1517 24TH AV
004	982820	1620	12/1/2003	325000	890	0	7	1925	4	4800	N	N	1500 MARTIN LUTHER KING JR WY
004	982820	1300	6/24/2004	255000	900	0	7	1910	4	4200	N	N	1609 MARTIN LUTHER KING JR WY
004	051900	0065	10/20/2003	319950	910	0	7	1928	4	5120	N	N	906 24TH AV
004	920990	0435	5/3/2004	367000	910	910	7	1908	4	6160	Y	N	413 32ND AV E
004	118900	0045	2/14/2005	349000	920	0	7	1927	4	3360	N	N	1418 26TH AV
004	501500	1030	5/18/2004	381000	920	0	7	1909	4	4000	N	N	2433 E ALOHA ST
004	684070	0100	8/14/2003	282500	920	0	7	1924	5	5996	N	N	823 26TH AV
004	536620	0310	8/26/2005	444000	930	930	7	1981	3	5092	N	N	3006 E CHERRY ST
004	920990	0295	1/24/2003	289000	930	930	7	1981	3	4400	N	N	433 31ST AV E
004	501500	1200	10/7/2003	375000	940	0	7	1901	5	4000	N	N	2617 E ALOHA ST
004	501500	1270	12/1/2004	455000	940	300	7	1916	4	6000	N	N	2632 E VALLEY ST
004	920990	0155	10/14/2003	383000	940	0	7	1905	4	4400	N	N	514 30TH AV E
004	982870	1685	10/12/2004	369500	940	120	7	1910	4	5141	N	N	211 MARTIN LUTHER KING JR WY E
004	982870	0502	10/17/2005	435000	940	560	7	1998	3	5258	N	N	107 31ST AV E
004	982870	0502	6/7/2004	369500	940	560	7	1998	3	5258	N	N	107 31ST AV E
004	118900	0365	10/25/2005	380000	950	0	7	1913	3	6560	N	N	1418 MARTIN LUTHER KING JR WY
004	501500	1005	12/29/2005	440000	950	0	7	1906	4	4000	Y	N	2449 E ALOHA ST
004	983930	1050	5/7/2003	320000	950	0	7	1905	3	4400	N	N	924 31ST AV
004	051900	0075	2/25/2004	255000	960	900	7	1907	4	3120	N	N	825 25TH AV
004	155620	0045	1/15/2004	336000	960	760	7	1914	5	2180	N	N	721 29TH AV
004	684070	0010	10/6/2004	337950	960	0	7	1924	4	3331	N	N	906 26TH AV
004	721740	0092	2/25/2003	307000	960	0	7	1910	3	4165	Y	N	1420 24TH AV
004	982820	1090	2/11/2004	235000	960	0	7	1913	4	3600	N	N	1512 27TH AV
004	982820	1975	5/19/2004	335300	960	0	7	1926	4	4800	N	N	1704 29TH AV
004	982870	2055	6/29/2005	339500	960	0	7	1993	3	1808	N	N	1823 27TH AV
004	501600	0375	2/4/2004	310000	970	150	7	1925	3	5120	N	N	318 MARTIN LUTHER KING JR WY E
004	501600	1085	7/17/2003	378000	970	420	7	1963	3	3750	Y	N	324 25TH AV E
004	533220	0150	8/29/2003	449000	970	970	7	1925	5	5000	Y	N	609 LAKE WASHINGTON BL E
004	920990	0625	4/18/2005	335000	970	0	7	1985	3	2160	Y	N	333 30TH AV E

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Area 15
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address	
004	920990	0640	12/1/2005	348500	970	0	7	1985	3	2160	Y	N	325 30TH AV E	
004	982820	2115	10/3/2005	510000	970	770	7	1951	4	6600	N	N	3001 E HOWELL ST	
004	118900	1240	8/5/2003	319000	980	0	7	1908	3	3802	N	N	916 27TH AV	
004	982820	0225	10/14/2005	370000	1000	140	7	2002	3	1500	N	N	2414 E OLIVE ST	
004	982820	0225	4/23/2003	274000	1000	140	7	2002	3	1500	N	N	2414 E OLIVE ST	
004	982870	0990	7/7/2005	329900	1000	0	7	1910	3	3200	Y	N	202 MARTIN LUTHER KING JR WY E	
004	982870	2020	9/24/2003	315000	1000	0	7	1909	4	3200	Y	N	2623 E DENNY WY	
004	982870	2063	10/20/2003	260000	1000	0	7	1993	3	1637	Y	N	1825 27TH AV	
004	982870	2064	6/24/2005	340000	1000	0	7	1993	3	1668	Y	N	1821 27TH AV	
004	982820	0226	5/11/2005	365000	1000	140	7	2002	3	1500	N	N	2416 E E OLIVE ST	
004	982820	0226	2/14/2003	279000	1000	140	7	2002	3	1500	N	N	2416 E E OLIVE ST	
004	501600	0085	10/13/2004	350000	1010	0	7	1945	4	4800	Y	N	2926 E REPUBLICAN ST	
004	501600	0270	12/22/2004	519300	1010	200	7	1922	4	4200	Y	N	300 29TH AV E	
004	118900	1190	7/16/2004	350000	1020	0	7	1909	5	4200	N	N	938 27TH AV	
004	982870	1405	8/4/2004	355000	1030	0	7	1923	5	3480	N	N	1829 MARTIN LUTHER KING JR WY	
004	920990	0170	9/5/2003	288000	1040	430	7	1967	3	4400	N	N	526 30TH AV E	
004	920990	0365	5/11/2005	425000	1040	1040	7	1963	4	4400	N	N	412 30TH AV E	
004	920990	0365	3/19/2004	388000	1040	1040	7	1963	4	4400	N	N	412 30TH AV E	
004	982870	1075	4/21/2005	351000	1040	0	7	1914	3	4800	N	N	223 29TH AV E	
004	982870	1425	10/13/2005	339452	1040	0	7	1907	4	3700	N	N	1815 MARTIN LUTHER KING JR WY	
004	501600	1735	8/25/2005	375000	1050	0	7	1968	3	4000	N	N	525 28TH AV E	
004	920990	0095	5/12/2003	416000	1050	680	7	1963	5	4400	N	N	529 31ST AV E	
004	982820	0952	4/23/2003	389000	1050	250	7	1920	4	6000	Y	N	1512 26TH AV	
004	982820	0985	4/4/2005	377500	1050	270	7	1941	4	7200	Y	N	1532 26TH AV	
004	381440	0125	6/10/2004	358000	1060	850	7	1910	4	2874	N	N	903 29TH AV	
004	721740	0095	6/25/2003	300000	1060	0	7	1926	3	3020	N	N	1418 A 24TH AV	
004	920990	0220	11/9/2004	381000	1060	480	7	1976	3	4106	N	N	511 30TH AV E	
004	118900	1305	4/14/2003	272000	1070	300	7	1925	4	4500	N	N	933 MARTIN LUTHER KING JR WY	
004	721740	0205	7/7/2005	335000	1070	0	7	1908	3	3840	Y	N	1419 25TH AV	
004	982870	0185	8/7/2003	340000	1080	500	7	1910	4	4000	Y	N	133 32ND AV E	
004	118900	0316	7/13/2005	341450	1090	0	7	1913	4	5401	N	N	1424 MARTIN LUTHER KING JR WY	

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Area 15
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address	
004	118900	0139	11/19/2004	250000	1100	0	7	1902	4	3472	N	N	2615 E PIKE ST	
004	757570	0100	6/28/2005	583000	1100	0	7	1922	5	6500	Y	N	1708 33RD AV	
004	757570	0100	7/8/2003	470000	1100	0	7	1922	5	6500	Y	N	1708 33RD AV	
004	920990	0540	2/23/2004	250000	1100	0	7	1970	3	4400	N	N	323 31ST AV E	
004	796010	0050	10/25/2004	305000	1110	750	7	1915	3	3600	N	N	905 MARTIN LUTHER KING JR WY	
004	920990	0120	6/9/2003	297950	1110	0	7	1908	3	4400	N	N	509 31ST AV E	
004	118600	0115	5/24/2004	325000	1130	400	7	1909	3	3750	N	N	1615 33RD AV	
004	515770	0180	8/25/2004	330000	1130	430	7	1963	4	5000	N	N	813 34TH AV	
004	982870	0135	11/8/2004	360000	1130	510	7	1977	3	4000	Y	N	104 31ST AV E	
004	118900	1000	5/25/2004	330000	1140	0	7	1908	3	6000	N	N	940 26TH AV	
004	982820	0400	8/5/2004	324950	1150	0	7	1923	3	4800	N	N	1525 25TH AV	
004	034200	0245	10/7/2004	390000	1160	0	7	1905	4	3000	N	N	719 34TH AV	
004	118900	0880	5/23/2005	427900	1160	0	7	1913	4	3578	N	N	1103 27TH AV	
004	501500	1295	8/5/2004	560000	1170	0	7	1916	4	4000	N	N	2646 E VALLEY ST	
004	982870	2195	2/20/2003	330000	1170	0	7	1905	3	3200	Y	N	2522 E HOWELL ST	
004	118900	0260	2/25/2005	453000	1180	700	7	1909	5	4800	N	N	1427 MARTIN LUTHER KING JR WY	
004	118900	0260	5/10/2004	409950	1180	700	7	1909	5	4800	N	N	1427 MARTIN LUTHER KING JR WY	
004	501500	0820	5/26/2004	405500	1180	890	7	1962	3	4000	N	N	2414 E ALOHA ST	
004	982820	1201	9/16/2004	339500	1180	0	7	1929	3	4500	Y	N	2708 E PINE ST	
004	118900	0825	6/8/2004	369950	1200	0	7	1905	3	3960	N	N	1121 27TH AV	
004	501600	0210	2/20/2004	460000	1200	0	7	1910	3	4960	N	N	2921 E REPUBLICAN ST	
004	501600	1495	5/23/2005	475000	1230	910	7	1964	3	7500	N	N	427 27TH AV E	
004	982820	0237	9/27/2005	372500	1240	0	7	1941	4	3600	Y	N	2406 E PINE ST	
004	118900	0210	9/25/2003	250000	1250	0	7	1904	3	3164	N	N	2712 E UNION ST	
004	118900	0245	5/26/2005	469000	1250	600	7	1909	4	4200	N	N	1421 MARTIN LUTHER KING JR WY	
004	920990	0025	6/21/2004	379500	1250	400	7	1930	3	3233	Y	N	525 32ND AV E	
004	982820	2595	5/12/2004	367500	1250	0	7	1928	4	3200	Y	N	1702 31ST AV	
004	982870	1784	7/16/2003	260000	1250	0	7	2003	3	1376	N	N	217 A 27TH AV E	
004	982870	1783	10/25/2005	390000	1250	0	7	2003	3	1377	N	N	217 B 27TH AV E	
004	982870	1783	7/16/2003	255000	1250	0	7	2003	3	1377	N	N	217 B 27TH AV E	
004	982820	0045	10/13/2005	439000	1260	0	7	1901	5	2520	N	N	2311 E PINE ST	

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Area 15
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
004	982820	2015	6/18/2003	387500	1260	460	7	1947	4	7200	N	N	2919 E HOWELL ST
004	982870	0675	10/22/2004	390000	1260	600	7	1906	4	4800	N	N	1822 29TH AV
004	118900	0130	11/29/2004	371500	1270	450	7	1947	5	6720	N	N	1427 27TH AV
004	721740	0610	8/11/2003	289950	1270	0	7	1977	3	6400	N	N	1117 25TH AV
004	982870	1785	5/27/2005	355000	1270	0	7	1903	4	2048	Y	N	219 27TH AV E
004	982870	1785	5/21/2003	262500	1270	0	7	1903	4	2048	Y	N	219 27TH AV E
004	983930	0545	8/17/2005	573000	1270	0	7	1921	3	5500	N	N	1113 30TH AV
004	118900	1055	7/15/2005	465000	1280	0	7	1907	2	3600	N	N	918 26TH AV
004	118900	1055	4/25/2003	378500	1280	0	7	1907	2	3600	N	N	918 26TH AV
004	134430	0355	10/29/2003	281500	1280	0	7	1917	4	4200	Y	N	516 23RD AV E
004	501600	1655	4/16/2004	429950	1280	780	7	1904	4	3822	N	N	420 27TH AV E
004	982870	1085	7/14/2003	359500	1280	800	7	1911	4	4800	Y	N	215 29TH AV E
004	982870	1220	11/30/2004	368450	1280	440	7	1944	3	6480	Y	N	2818 E DENNY WY
004	501600	1230	12/27/2005	440000	1290	0	7	1908	3	5000	N	N	601 27TH AV E
004	982820	2175	3/3/2003	327000	1290	580	7	1979	3	6600	Y	N	1608 30TH AV
004	982870	2030	5/27/2005	382500	1290	0	7	1909	3	3200	Y	N	2625 E DENNY WY
004	501600	1650	3/30/2004	375000	1300	0	7	1908	5	4000	N	N	424 27TH AV E
004	536620	0195	7/7/2005	501500	1300	600	7	1907	3	3038	N	N	816 30TH AV
004	536620	0195	6/20/2003	392000	1300	600	7	1907	3	3038	N	N	816 30TH AV
004	501600	0980	11/17/2005	410000	1310	320	7	1904	4	5300	N	N	313 26TH AV E
004	982820	1440	2/5/2003	385000	1310	0	7	1944	3	9600	N	N	1714 MARTIN LUTHER KING JR WY
004	982820	1565	12/1/2005	500000	1310	1310	7	1944	3	8400	N	N	1628 MARTIN LUTHER KING JR WY
004	982820	2120	7/12/2004	500000	1310	0	7	1944	4	6600	N	N	3015 E HOWELL ST
004	320430	0475	9/9/2004	390000	1320	0	7	1918	5	2220	Y	N	1080 24TH AV E
004	982820	1355	9/27/2004	370000	1320	0	7	1929	4	2880	Y	N	1730 27TH AV
004	983930	1290	5/2/2005	415000	1320	0	7	1903	3	4400	N	N	2909 E SPRING ST
004	721740	0940	9/28/2005	375000	1330	860	7	1984	3	6400	N	N	2401 E SPRING ST
004	757620	0175	5/20/2004	442500	1330	360	7	1909	5	4042	Y	N	1630 32ND AV
004	982870	0245	11/22/2005	430950	1330	950	7	1944	4	8030	N	N	216 31ST AV E
004	118900	0630	2/5/2003	275000	1340	1000	7	1983	3	5424	N	N	1103 MARTIN LUTHER KING JR WY
004	118900	1270	8/22/2005	250000	1350	0	7	1900	4	6000	N	N	919 MARTIN LUTHER KING JR WY

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Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address	
004	536620	0205	6/20/2003	345000	1350	0	7	1991	3	3068	N	N	818 30TH AV	
004	721740	0096	12/15/2004	325000	1350	0	7	2004	3	2299	Y	N	1418 24TH AV	
004	118900	0960	11/7/2005	360000	1370	0	7	1903	4	3408	N	N	1118 26TH AV	
004	118900	0960	12/11/2003	297000	1370	0	7	1903	4	3408	N	N	1118 26TH AV	
004	501500	0700	7/6/2004	303000	1370	0	7	1918	4	4000	N	N	2636 E ALOHA ST	
004	501600	0165	5/16/2005	515000	1370	0	7	1904	4	4800	N	N	406 29TH AV E	
004	501600	0546	10/17/2005	400000	1370	340	7	1927	4	3908	N	N	415 29TH AV E	
004	912610	1937	7/11/2003	208700	1370	0	7	1906	4	2400	N	N	2307 E COLUMBIA ST	
004	983930	0205	3/23/2005	625000	1370	220	7	1908	5	4400	Y	N	1423 31ST AV	
004	721740	0895	10/17/2003	293000	1380	0	7	1900	3	3402	N	N	929 24TH AV	
004	118900	1360	3/3/2005	390000	1400	0	7	1910	3	2839	N	N	947 MARTIN LUTHER KING JR WY	
004	536620	0340	11/9/2004	363000	1400	0	7	1906	4	3706	N	N	766 30TH AV	
004	982820	0200	12/10/2004	255000	1400	0	7	1901	4	3600	Y	N	1727 25TH AV	
004	982820	2740	3/25/2004	359950	1400	580	7	1928	4	3200	Y	N	3112 E OLIVE ST	
004	983930	1300	11/17/2005	270000	1400	0	7	1907	3	4000	N	N	947 29TH AV	
004	118900	1480	11/19/2004	444990	1420	170	7	1911	5	4618	N	N	930 MARTIN LUTHER KING JR WY	
004	501600	2570	4/21/2005	410000	1420	0	7	1918	4	2500	N	N	2317 E HARRISON ST	
004	536620	0415	7/15/2003	320000	1420	800	7	1922	4	6837	N	N	3102 E CHERRY ST	
004	983930	0555	12/2/2004	445000	1420	0	7	1905	3	4400	N	N	1109 30TH AV	
004	118900	0300	5/21/2003	280000	1430	0	7	1919	2	5040	N	N	1428 MARTIN LUTHER KING JR WY	
004	982820	0005	3/19/2004	325000	1430	0	7	1904	4	7670	N	N	2312 E PIKE ST	
004	982820	1140	8/11/2005	355000	1430	0	7	1955	3	9600	Y	N	1533 MARTIN LUTHER KING JR WY	
004	982820	1790	7/22/2004	422000	1450	0	7	1907	5	3600	N	N	1512 29TH AV	
004	982870	0750	3/21/2003	387280	1450	640	7	1984	3	4800	N	N	1825 30TH AV	
004	796010	0350	3/9/2004	311500	1460	0	7	1904	4	3600	N	N	705 27TH AV	
004	034200	0280	4/13/2005	375000	1470	0	7	1923	3	3485	N	N	3308 E CHERRY ST	
004	501600	0150	6/18/2003	434000	1470	0	7	1924	5	4800	N	N	418 29TH AV E	
004	721740	1005	6/16/2003	315000	1470	0	7	1906	4	6400	N	N	920 24TH AV	
004	796010	0120	6/1/2004	390000	1480	0	7	1914	4	5400	N	N	810 MARTIN LUTHER KING JR WY	
004	982820	0295	6/8/2004	271000	1480	0	7	1925	2	4440	N	N	1627 25TH AV	
004	501600	2320	3/10/2004	440000	1490	600	7	1978	5	6630	Y	N	453 26TH AV E	

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Area 15
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address	
004	920990	0035	10/7/2005	499500	1490	0	7	1988	3	3204	N	N	522 31ST AV E	
004	983930	1055	2/20/2003	424000	1490	0	7	1906	4	4400	Y	N	928 31ST AV	
004	983930	0865	3/24/2004	385000	1500	120	7	1902	4	6600	N	N	1115 32ND AV	
004	721740	1095	2/26/2004	351000	1510	0	7	1907	5	3000	N	N	2415 E SPRING ST	
004	982870	0315	6/29/2005	400000	1520	930	7	1949	3	8800	Y	N	203 32ND AV E	
004	155620	0150	9/18/2003	393400	1530	0	7	1907	4	3846	N	N	721 30TH AV	
004	501600	0290	10/28/2004	506500	1530	0	7	1908	5	3719	Y	N	311 DEWEY PL E	
004	684070	0005	4/8/2004	415000	1530	0	7	1920	4	4997	N	N	910 26TH AV	
004	982820	2645	8/25/2005	515000	1530	0	7	1928	4	4000	Y	N	1724 31ST AV	
004	536620	0345	12/7/2004	610000	1540	0	7	1906	4	3730	N	N	770 30TH AV	
004	982820	1195	5/21/2003	370000	1540	0	7	1925	3	4800	N	N	2720 E PIKE ST	
004	983930	0155	8/10/2004	489000	1540	0	7	1904	4	4720	N	N	1424 31ST AV	
004	982820	2100	4/27/2005	470000	1560	880	7	1967	3	6600	N	N	1724 30TH AV	
004	536620	0180	9/26/2005	505000	1570	410	7	1906	4	5022	N	N	814 30TH AV	
004	982820	2040	10/4/2005	349200	1570	0	7	1930	3	7200	N	N	2920 E OLIVE ST	
004	920990	0358	11/12/2004	295000	1580	610	7	1915	3	3200	N	N	410 30TH AV E	
004	982820	0085	4/10/2005	459900	1580	420	7	1903	3	3077	Y	N	2313 E OLIVE ST	
004	501600	0490	6/28/2004	295000	1590	0	7	1901	4	3934	N	N	2835 E ARTHUR PL	
004	536620	0210	4/3/2003	265000	1590	0	7	1991	3	4094	N	N	824 30TH AV	
004	982870	0140	7/23/2003	306500	1590	0	7	1929	3	4000	Y	N	110 31ST AV E	
004	684070	0050	12/2/2005	465000	1610	0	7	1926	5	6007	N	N	826 25TH AV	
004	983930	0900	5/26/2005	465000	1610	0	7	1915	3	4400	N	N	1104 31ST AV	
004	034200	0380	12/11/2003	386000	1620	0	7	1949	3	6000	N	N	3202 E CHERRY ST	
004	501600	0170	8/17/2005	436000	1630	0	7	1903	4	4800	N	N	2908 E HARRISON ST	
004	721740	0230	6/23/2004	389000	1630	0	7	1902	3	2060	Y	N	1435 25TH AV	
004	983930	0170	7/23/2004	465000	1640	0	7	1903	4	6600	Y	N	1434 31ST AV	
004	757570	0130	11/11/2003	359500	1650	0	7	1919	4	2550	N	N	1733 34TH AV	
004	796010	0055	12/14/2005	233280	1660	830	7	1908	3	3600	N	N	909 MARTIN LUTHER KING JR WY	
004	982820	2355	4/24/2003	420000	1670	0	7	1927	4	6600	Y	N	1503 31ST AV	
004	983930	0185	3/7/2005	300000	1690	0	7	1908	3	3200	Y	N	1433 31ST AV	
004	155620	0145	12/9/2003	429000	1710	0	7	1907	3	3875	N	N	719 30TH AV	

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Area 15
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address	
004	982820	1955	4/30/2003	400000	1710	0	7	1913	4	5400	N	N	1611 30TH AV	
004	009700	0080	3/29/2004	485000	1740	0	7	1907	4	4000	N	N	1529 34TH AV	
004	034200	0415	3/1/2005	425000	1750	0	7	1905	4	4000	N	N	716 32ND AV	
004	982870	1211	12/9/2004	440200	1780	0	7	2004	3	4489	N	N	119 29TH AV E	
004	721740	1150	7/14/2004	350000	1790	0	7	1923	4	6400	N	N	942 25TH AV	
004	118900	0980	11/5/2004	320269	1800	0	7	1900	4	6000	N	N	944 26TH AV	
004	982820	0015	3/24/2005	257000	1800	0	7	1905	2	4800	Y	N	1515 24TH AV	
004	118600	0040	3/25/2005	622500	1840	0	7	1922	5	5022	N	N	1619 34TH AV	
004	118600	0040	3/12/2003	507500	1840	0	7	1922	5	5022	N	N	1619 34TH AV	
004	501500	1175	1/5/2005	640000	1850	1040	7	1901	3	4000	N	N	2635 E ALOHA ST	
004	982820	2590	7/2/2003	591000	1850	860	7	1928	5	3200	Y	N	3110 E OLIVE ST	
004	982870	1310	5/2/2005	440500	1850	0	7	1995	3	4906	N	N	1817 29TH AV	
004	982820	2180	8/12/2004	447000	1900	0	7	1909	4	4400	Y	N	1612 30TH AV	
004	982820	1545	10/28/2005	369006	1903	450	7	1922	4	7200	N	N	1612 MARTIN LUTHER KING JR WY	
004	982870	2065	5/24/2005	425000	1910	690	7	1954	4	4800	Y	N	1817 27TH AV	
004	983930	0775	9/9/2004	415000	1920	250	7	1980	4	4080	Y	N	1122 30TH AV	
004	051900	0010	3/19/2003	416000	1950	0	7	1930	3	3720	N	N	907 24TH AV	
004	982820	0930	9/15/2004	507000	1970	0	7	1961	3	6000	N	N	1603 27TH AV	
004	721740	0720	4/26/2005	410000	1990	0	7	1908	4	3840	N	N	1112 24TH AV	
004	721740	0840	7/13/2005	433750	2100	0	7	1902	5	2964	N	N	2315 E SPRING ST	
004	912610	1970	12/30/2004	255000	2290	0	7	1910	4	3470	N	N	718 23RD AV	
004	982870	1795	7/1/2005	675000	2880	0	7	1980	3	6600	Y	N	209 27TH AV E	
004	920990	0310	8/22/2005	600000	2890	0	7	1905	3	4400	N	N	423 31ST AV E	
004	920990	0310	1/6/2005	371000	2890	0	7	1905	3	4400	N	N	423 31ST AV E	
004	051900	0240	7/20/2005	699950	2970	0	7	1907	3	5582	N	N	811 24TH AV	
004	920990	0300	7/28/2004	600000	3050	0	7	1924	3	4400	N	N	431 31ST AV E	
004	982870	1486	4/19/2005	284900	840	0	8	2005	3	1955	N	N	2710 E DENNY WY	
004	982870	1487	5/23/2005	264950	880	0	8	2005	3	720	N	N	2710 E DENNY WY	
004	982870	1488	5/27/2005	269950	880	0	8	2005	3	1165	N	N	2710 E DENNY WY	
004	320430	0110	11/10/2004	450000	920	0	8	1925	4	6000	N	N	1419 25TH AV E	
004	982820	1012	5/4/2004	369500	1000	0	8	1914	4	3600	N	N	1521 27TH AV	

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Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address	
004	982870	1606	10/20/2005	459000	1010	580	8	1993	3	2350	N	N	222 27TH AV E	
004	320430	0005	6/22/2005	549000	1020	820	8	1950	3	4125	N	N	2409 E GALER ST	
004	757570	0030	10/4/2005	502000	1030	370	8	1985	3	4000	Y	N	1726 32ND AV	
004	501500	1000	1/3/2005	560000	1040	730	8	1968	5	4000	Y	N	811 26TH AV E	
004	501500	0270	4/14/2003	386000	1060	720	8	1903	5	2600	N	N	2324 E WARD ST	
004	320430	0140	1/20/2004	328000	1090	0	8	1928	4	3500	Y	N	1226 24TH AV E	
004	982820	2700	3/23/2005	434200	1090	0	8	1928	4	3120	Y	N	3115 E HOWELL ST	
004	320430	0675	8/5/2004	382000	1100	300	8	1946	3	6000	N	N	1122 25TH AV E	
004	796010	0230	12/27/2004	260000	1110	0	8	1907	4	5400	N	N	811 MARTIN LUTHER KING JR WY	
004	982870	1485	6/15/2005	445000	1110	300	8	2005	3	1872	N	N	2708 E DENNY WY	
004	982820	0744	3/9/2004	260000	1120	0	8	1970	3	988	N	N	1730 26TH AV	
004	982820	0746	5/17/2004	249000	1120	0	8	1970	3	840	Y	N	1734 26TH AV	
004	501600	1545	12/19/2005	539950	1130	400	8	1915	5	3333	N	N	445 27TH AV E	
004	501600	1545	3/22/2005	452000	1130	400	8	1915	5	3333	N	N	445 27TH AV E	
004	515770	0090	3/3/2003	429000	1130	250	8	1941	5	4111	N	N	934 32ND AV	
004	501600	1065	12/14/2004	448000	1140	0	8	1988	3	2500	Y	N	320 25TH AV E	
004	501500	0430	9/22/2003	320000	1160	0	8	1984	3	2800	N	N	1001 26TH AV E	
004	320430	0775	4/20/2004	440500	1180	250	8	1947	4	6000	N	N	2519 E HIGHLAND DR	
004	501500	0595	9/21/2004	430000	1220	0	8	1978	3	5200	N	N	2637 E WARD ST	
004	721740	1025	11/3/2003	331500	1230	0	8	1908	3	2729	N	N	915 25TH AV	
004	721740	0265	4/18/2005	429000	1240	340	8	2005	3	1778	Y	N	1416 25TH AV	
004	721740	0266	6/23/2005	398000	1240	340	8	2005	3	1780	Y	N	1412 25TH AV	
004	721740	0267	7/27/2005	390000	1240	340	8	2005	3	2082	Y	N	1414 A 25TH AV	
004	721740	0268	7/27/2005	395000	1240	340	8	2005	3	2080	Y	N	1414 B 25TH AV	
004	501600	1330	7/3/2003	390000	1250	450	8	1988	3	2500	N	N	406 26TH AV E	
004	757570	0005	12/22/2004	475000	1260	560	8	1914	3	4000	Y	N	1712 32ND AV	
004	721740	0741	12/14/2005	409000	1260	440	8	1999	3	1920	N	N	1128 24TH AV	
004	721740	0741	8/21/2003	300000	1260	440	8	1999	3	1920	N	N	1128 24TH AV	
004	721740	0256	9/20/2004	374572	1280	350	8	2004	3	1465	Y	N	1420 C 25TH AV	
004	721740	0257	9/20/2004	359900	1280	350	8	2004	3	1124	Y	N	1420 B 25TH AV	
004	721740	0258	9/20/2004	359000	1280	350	8	2004	3	1505	Y	N	1420 A 25TH AV	

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Area 15
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Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
004	501600	1325	2/24/2005	445000	1290	0	8	1987	3	2500	N	N	408 26TH AV E
004	501600	2455	4/29/2003	422000	1290	540	8	1986	3	3200	Y	N	321 25TH AV E
004	501500	0660	1/27/2005	364800	1300	0	8	1978	5	3700	N	N	2612 E ALOHA ST
004	118900	0805	6/8/2004	424000	1310	0	8	1910	5	4080	N	N	1127 27TH AV
004	118900	0805	1/10/2003	369375	1310	0	8	1910	5	4080	N	N	1127 27TH AV
004	501600	0515	8/19/2005	591300	1320	820	8	2005	3	4000	N	N	2817 E ARTHUR PL
004	501600	2715	9/20/2005	650000	1320	670	8	1928	5	5000	Y	N	415 24TH AV E
004	982820	1473	2/24/2005	463000	1330	0	8	1994	3	5404	N	N	1725 29TH AV
004	320430	0440	8/25/2005	480000	1370	0	8	1928	4	3000	Y	N	1115 25TH AV E
004	501600	1285	4/20/2004	459000	1370	340	8	1987	3	5000	Y	N	426 26TH AV E
004	501600	2195	8/27/2004	372000	1370	0	8	1987	3	2500	N	N	410 25TH AV E
004	501600	2465	8/18/2005	642000	1380	540	8	1986	3	3200	Y	N	323 25TH AV E
004	034200	0250	5/24/2005	646000	1390	0	8	1908	4	3000	N	N	717 34TH AV
004	501500	0230	10/14/2003	440000	1390	0	8	1907	5	4000	Y	N	2409 E HELEN ST
004	501500	1370	8/5/2005	399950	1390	1300	8	1905	3	4080	Y	N	716 26TH AV E
004	920990	0140	7/20/2005	499500	1400	0	8	1989	3	4400	N	N	3000 E REPUBLICAN ST
004	721740	0255	10/8/2004	393500	1420	400	8	2004	3	2053	N	N	1422 A 25TH AV
004	721740	0254	9/29/2004	397587	1420	400	8	2004	3	1539	N	N	1422 B 25TH AV
004	982870	1982	11/1/2004	412300	1430	410	8	2001	3	1765	N	N	1810 26TH AV
004	320430	1193	6/14/2005	995000	1440	1240	8	1951	5	7440	N	N	2811 E INTERLAKEN BL
004	501500	1555	10/27/2004	365000	1440	0	8	1906	4	4000	N	N	2428 E ROY ST
004	501500	0170	3/22/2004	457000	1470	0	8	1908	4	4057	Y	N	1053 25TH AV E
004	501500	0305	5/1/2003	384500	1470	0	8	1903	5	2000	Y	N	1007 25TH AV E
004	983930	1145	3/28/2005	564970	1470	540	8	1902	5	4400	N	N	910 30TH AV
004	982870	1984	4/30/2003	365000	1480	380	8	2001	3	1459	N	N	1812 B 26TH AV
004	211020	0095	11/16/2005	699990	1490	0	8	1906	5	3000	N	N	734 32ND AV
004	982820	1910	1/12/2004	475000	1490	900	8	1922	4	5040	Y	N	1622 29TH AV
004	982820	2495	10/18/2003	440000	1500	900	8	1923	4	4000	Y	N	1612 31ST AV
004	155620	0155	6/30/2003	415000	1510	0	8	1905	3	3817	N	N	727 30TH AV
004	918470	0015	6/20/2005	807000	1510	0	8	1908	3	4300	N	N	906 32ND AV
004	320430	0295	7/15/2004	415000	1540	0	8	1912	3	5000	Y	N	2417 E LEE ST

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Area 15
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Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address	
004	983930	0851	12/16/2005	489000	1540	0	8	1908	4	3060	Y	N	1119 32ND AV	
004	982870	1611	11/10/2004	459000	1570	0	8	1994	3	3802	N	N	216 27TH AV E	
004	918470	0050	5/21/2004	509950	1590	250	8	1912	4	4300	N	N	918 32ND AV	
004	118600	0135	2/6/2004	481500	1600	670	8	1995	3	2800	Y	N	1618 32ND AV	
004	133880	1040	12/22/2004	675000	1600	800	8	1927	4	3350	Y	N	802 23RD AV E	
004	501600	2980	7/25/2003	380500	1600	450	8	1987	3	3200	Y	N	423 25TH AV E	
004	320430	0445	11/8/2005	506000	1610	0	8	1976	3	3000	Y	N	1119 25TH AV E	
004	982820	0205	8/6/2004	375000	1630	0	8	1998	3	2664	Y	N	1723 A 25TH AV	
004	982870	1540	7/5/2005	420000	1630	0	8	1981	4	3440	Y	N	129 MARTIN LUTHER KING JR WY E	
004	982870	1540	9/25/2003	349000	1630	0	8	1981	4	3440	Y	N	129 MARTIN LUTHER KING JR WY E	
004	051900	0043	7/14/2005	540000	1640	0	8	1998	3	3804	N	N	907 25TH AV	
004	320430	0525	2/24/2004	425000	1640	0	8	1930	3	6000	Y	N	1071 25TH AV E	
004	796010	0220	3/26/2004	260000	1640	0	8	1907	2	3600	N	N	809 MARTIN LUTHER KING JR WY	
004	501600	2610	4/28/2004	430000	1650	0	8	1908	4	5000	Y	N	441 24TH AV E	
004	501500	0855	6/6/2005	940000	1670	800	8	1910	3	8000	N	N	2440 E ALOHA ST	
004	118900	0095	5/13/2003	299950	1690	0	8	2003	3	1485	N	N	2618 E UNION ST	
004	118900	0096	5/27/2003	299000	1690	0	8	2003	3	1442	N	N	2620 E UNION ST	
004	118900	0097	5/16/2005	408000	1690	0	8	2003	3	1877	N	N	2622 E UNION ST	
004	118900	0097	2/26/2003	319950	1690	0	8	2003	3	1877	N	N	2622 E UNION ST	
004	982820	0390	11/22/2005	705000	1700	0	8	1908	5	4800	Y	N	1533 25TH AV	
004	009700	0190	5/16/2005	660000	1710	160	8	1907	4	4500	N	N	1522 33RD AV	
004	536620	0165	6/29/2004	611000	1710	480	8	1907	5	3872	N	N	802 30TH AV	
004	982820	0207	12/1/2004	392000	1710	0	8	1998	3	1750	N	N	1723 B 25TH AV	
004	320430	0920	4/20/2005	950000	1730	1730	8	1952	5	12000	N	N	1221 26TH AV E	
004	757570	0020	4/6/2004	487500	1760	0	8	1984	3	4000	Y	N	1718 32ND AV	
004	920990	0085	5/28/2003	450000	1770	330	8	1905	3	5500	N	N	537 LAKE WASHINGTON BL E	
004	982870	1150	11/23/2004	489000	1780	0	8	2000	3	4800	N	N	2801 E JOHN ST	
004	118900	0092	3/27/2003	311967	1780	0	8	2003	3	1623	N	N	2628 E UNION ST	
004	118900	0093	8/17/2005	435000	1780	0	8	2003	3	1571	N	N	2626 E UNION ST	
004	118900	0093	4/15/2003	303000	1780	0	8	2003	3	1571	N	N	2626 E UNION ST	
004	118900	0094	3/26/2003	303000	1780	0	8	2003	3	2052	N	N	2624 E UNION ST	

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Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address	
004	501600	1155	10/24/2003	585089	1800	300	8	1907	3	4000	N	N	601 28TH AV E	
004	034200	0400	8/4/2004	550000	1810	0	8	1905	4	4000	N	N	714 32ND AV	
004	155620	0090	3/22/2005	555000	1810	500	8	1909	5	3797	N	N	716 29TH AV	
004	320430	1150	12/28/2005	608000	1810	400	8	1987	3	3000	N	N	1406 26TH AV E	
004	501500	1085	8/29/2005	705000	1810	400	8	1901	5	4200	N	N	2400 E VALLEY ST	
004	501500	1085	4/15/2003	559000	1810	400	8	1901	5	4200	N	N	2400 E VALLEY ST	
004	320430	0370	8/10/2005	592000	1830	0	8	1912	4	6000	Y	N	1108 24TH AV E	
004	501500	0255	12/27/2004	545000	1840	0	8	1903	5	4000	N	N	2314 E WARD ST	
004	501600	1849	12/14/2005	575000	1870	0	8	1987	3	4022	N	N	621 29TH AV E	
004	918470	0095	5/14/2003	460000	1870	0	8	1926	3	4300	N	N	923 33RD AV	
004	982820	0208	2/27/2004	405000	1870	0	8	2004	3	2036	Y	N	1713 25TH AV	
004	982820	0210	3/12/2004	410000	1880	0	8	2004	3	2383	N	N	1715 25TH AV	
004	118900	0070	7/16/2005	450000	1890	0	8	2000	3	3324	N	N	2608 E UNION ST	
004	501500	1320	6/6/2005	630000	1910	0	8	2000	3	4000	N	N	2641 E VALLEY ST	
004	501600	2470	10/24/2003	415000	1920	620	8	1986	3	3200	Y	N	325 25TH AV E	
004	381440	0075	4/21/2005	548000	1970	80	8	1929	4	8268	N	N	818 29TH AV	
004	920990	0480	4/22/2003	530000	1970	1370	8	1971	3	12115	N	N	3107 E HARRISON ST	
004	118600	0125	12/8/2003	491500	2000	1100	8	1919	3	3773	N	N	1617 33RD AV	
004	501600	1620	10/11/2005	679950	2000	0	8	2003	3	4000	N	N	436 27TH AV E	
004	684070	0225	8/15/2005	380000	2000	0	8	1931	4	5996	N	N	713 26TH AV	
004	320430	0160	7/12/2005	750000	2110	0	8	1928	4	4800	Y	N	1222 24TH AV E	
004	501600	0130	9/23/2005	745000	2120	720	8	2005	3	3200	N	N	2903 E E REPUBLICAN ST	
004	715220	0485	8/7/2003	543000	2130	220	8	1914	4	5000	N	N	1427 33RD AV	
004	320430	0540	12/9/2005	910000	2152	0	8	1910	3	3600	Y	N	2415 E PROSPECT ST	
004	501500	0265	5/27/2004	415000	2180	0	8	1903	3	2700	N	N	2322 E WARD ST	
004	982870	0947	2/19/2003	440000	2230	0	8	1999	3	4800	Y	N	2923 E THOMAS ST	
004	536620	0100	3/27/2003	469000	2240	200	8	1913	3	3268	N	N	3109 E MARION ST	
004	982870	1530	2/19/2005	530000	2250	0	8	1901	3	6867	Y	N	2719 E JOHN ST	
004	501500	1400	10/26/2004	620000	2260	0	8	1909	3	4000	N	N	2614 E ROY ST	
004	320430	0210	7/13/2004	500000	2280	1140	8	1928	4	4800	Y	N	1208 24TH AV E	
004	501500	1055	7/28/2005	850000	2310	1070	8	1925	5	4000	N	N	2413 E ALOHA ST	

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Area 15
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address	
004	721740	0490	12/8/2004	465600	2350	0	8	2004	3	3840	N	N	1106 25TH AV	
004	983930	0825	10/20/2004	590000	2410	0	8	1908	4	4400	Y	N	1137 32ND AV	
004	009700	0150	2/8/2005	635000	2480	200	8	1905	4	6000	N	N	1502 33RD AV	
004	501600	2820	7/21/2004	600000	2480	0	8	2002	3	3200	Y	N	450 24TH AV E	
004	721740	1075	6/23/2005	515000	2520	600	8	1910	3	5120	N	N	935 25TH AV	
004	722850	0195	9/28/2005	577000	2540	0	8	1904	5	2829	N	N	2311 E SPRING ST	
004	155620	0005	7/23/2003	615000	2550	0	8	1905	5	4623	N	N	805 30TH AV	
004	721740	0990	7/15/2003	425000	2630	0	8	1903	4	7680	N	N	924 24TH AV	
004	920990	0404	3/1/2004	475000	2640	0	8	1990	3	6953	N	N	3111 E REPUBLICAN ST	
004	982820	1060	6/2/2004	470000	2800	200	8	1913	4	4000	N	N	1502 27TH AV	
004	982870	1960	7/14/2004	522500	2950	0	8	1990	3	4800	N	N	2608 E HOWELL ST	
004	320430	0715	6/27/2003	500000	1040	550	9	1978	3	6000	N	N	1103 26TH AV E	
004	501600	2545	11/24/2003	357000	1240	0	9	1981	3	4450	Y	N	321 24TH AV E	
004	501500	1580	4/14/2004	470000	1250	520	9	1990	3	4000	Y	N	2518 E ROY ST	
004	721740	0900	3/16/2005	445000	1310	0	9	2005	3	3408	N	N	927 24TH AV	
004	501500	0450	10/15/2003	473000	1320	510	9	1979	3	4800	N	N	2641 E HELEN ST	
004	982870	2156	6/6/2005	579400	1410	310	9	2004	3	1587	Y	N	1835 26TH AV	
004	982870	2156	12/17/2003	449950	1410	310	9	2004	3	1587	Y	N	1835 26TH AV	
004	982870	2157	1/8/2004	454950	1410	310	9	2004	3	1588	Y	N	1833 26TH AV	
004	982870	2158	8/23/2005	567500	1410	310	9	2003	3	1620	Y	N	2517 E DENNY WY	
004	982870	2158	12/5/2003	452500	1410	310	9	2003	3	1620	Y	N	2517 E DENNY WY	
004	982870	2159	12/8/2003	439950	1410	310	9	2003	3	1620	N	N	2515 E DENNY WY	
004	757620	0200	7/31/2003	578000	1420	710	9	1951	3	3932	N	N	1621 33RD AV	
004	501600	3040	11/16/2005	675000	1440	560	9	1999	3	2652	Y	N	2415 E MERCER ST	
004	920990	0190	1/2/2003	430000	1490	0	9	1954	3	4432	N	N	537 30TH AV E	
004	501600	2170	11/18/2005	670000	1570	640	9	2000	3	2500	Y	N	422 25TH AV E	
004	982820	0139	10/18/2005	619000	1594	390	9	2005	3	1747	Y	N	1702 24TH AV	
004	920990	0450	7/7/2004	534500	1650	390	9	2004	3	2050	N	N	406 31ST AV E	
004	982820	1882	2/20/2003	448000	1650	0	9	1998	3	4321	Y	N	1604 29TH AV	
004	501500	0960	4/26/2005	742000	1660	580	9	1914	5	6200	Y	N	2310 E VALLEY ST	
004	501500	0180	6/6/2005	610000	1720	0	9	1908	3	4200	Y	N	1059 25TH AV E	

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Area 15
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address	
004	983930	0047	3/3/2005	781000	1730	700	9	1914	4	4080	Y	N	1423 32ND AV	
004	501600	0268	8/19/2004	541250	1730	0	9	2000	3	4200	N	N	304 29TH AV E	
004	501600	3195	11/17/2004	622500	1750	0	9	1905	5	4400	Y	N	2312 E MERCER ST	
004	982820	0752	6/23/2003	379000	1820	530	9	1999	3	1799	Y	N	2613 E HOWELL ST	
004	982820	0075	4/15/2003	472000	1830	70	9	1901	3	3600	N	N	1627 24TH AV	
004	982820	0140	5/27/2004	366000	1834	486	9	2005	3	1861	Y	N	2402 E OLIVE ST	
004	501600	0075	11/4/2003	520000	2040	580	9	1991	3	4800	N	N	2918 E REPUBLICAN ST	
004	533220	0610	5/15/2003	533451	2100	0	9	2000	3	4000	N	N	2810 E ROY ST	
004	982870	2155	5/3/2004	760000	2100	830	9	1900	3	3176	Y	N	1837 26TH AV	
004	982870	1428	8/28/2003	460000	2120	0	9	2003	3	3512	N	N	1809 MARTIN LUTHER KING JR WY	
004	501600	2302	6/1/2005	575000	2130	0	9	2002	3	2500	Y	N	445 26TH AV E	
004	501600	1660	10/21/2005	821500	2140	840	9	2004	3	3318	N	N	416 27TH AV E	
004	501600	1660	8/12/2004	650000	2140	840	9	2004	3	3318	N	N	416 27TH AV E	
004	982870	0490	6/18/2003	599950	2180	940	9	2002	3	4400	Y	N	121 31ST AV E	
004	982820	1357	11/15/2005	599900	2230	900	9	2004	3	1620	Y	N	1730 27TH AV	
004	983930	1205	11/12/2003	726000	2250	700	9	2003	3	4400	Y	N	939 30TH AV	
004	501500	0495	6/24/2004	519950	2290	0	9	1984	3	4000	N	N	2611 E HELEN ST	
004	533220	0470	8/14/2003	562000	2320	0	9	1987	3	6600	N	N	2815 E WARD ST	
004	533220	0590	6/25/2003	599000	2340	0	9	2003	3	4000	N	N	2805 E VALLEY ST	
004	533220	0595	6/26/2003	599000	2340	0	9	2003	3	4000	N	N	2801 E VALLEY ST	
004	501600	0125	7/7/2004	608000	2410	0	9	1908	4	6400	N	N	2909 E REPUBLICAN ST	
004	982820	0600	5/22/2003	381200	2620	0	9	1907	4	7200	Y	N	1613 26TH AV	
004	501600	1160	1/28/2004	690000	2680	1390	9	2003	3	4000	N	N	607 28TH AV E	
004	501500	1045	11/28/2005	825000	2710	0	9	1996	3	4000	Y	N	2421 E ALOHA ST	
004	320430	0450	10/12/2004	703000	2720	0	9	1925	5	6000	Y	N	1123 25TH AV E	
004	757570	0065	11/24/2003	660000	2830	0	9	1986	3	6600	Y	N	1723 33RD AV	
004	501500	1615	9/3/2003	705000	2850	0	9	1904	4	6200	Y	N	2313 E VALLEY ST	
004	034200	0355	7/9/2004	615000	3100	480	9	1909	4	6000	N	N	711 33RD AV	
004	134430	0318	8/26/2003	495000	1970	0	10	1997	3	5001	N	N	2305 E HARRISON ST	
004	501600	0295	2/14/2005	685000	2080	0	10	2005	3	3739	Y	N	315 DEWEY PL E	
004	501500	0340	4/28/2005	836119	2330	300	10	1903	3	4000	Y	N	2525 E HELEN ST	

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(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
004	501500	1215	6/17/2003	704000	2340	830	10	1999	3	4000	Y	N	2605 E ALOHA ST
004	320430	0695	1/11/2005	930000	2380	1170	10	1946	3	6000	Y	N	1112 25TH AV E
004	501500	0346	9/16/2005	895000	2560	940	10	2000	3	4000	Y	N	2521 E HELEN ST
004	501500	0347	9/5/2003	750000	2560	940	10	2000	3	4000	Y	N	2517 E HELEN ST
004	320430	1240	3/28/2005	955000	2570	0	10	2005	3	5040	N	N	1216 26TH AV E
004	501500	1245	4/18/2005	899000	2710	830	10	2005	3	4000	Y	N	2612 E VALLEY ST
004	320430	0330	4/11/2005	1060000	3070	200	10	1986	3	6000	Y	N	1126 24TH AV E
004	051900	0215	6/22/2004	740000	2550	0	11	1999	3	5016	N	N	827 24TH AV
011	140030	0150	6/13/2005	252350	740	0	5	1910	4	2048	N	N	700 28TH AV S
011	364410	0030	10/10/2005	360000	750	0	5	1901	5	1856	N	N	1317 29TH AV S
011	364410	0030	2/9/2004	286300	750	0	5	1901	5	1856	N	N	1317 29TH AV S
011	429480	0010	9/9/2003	248711	810	0	5	1901	4	5050	N	N	2815 S LANE ST
011	125020	1125	7/22/2005	277000	880	0	5	1910	4	3600	N	N	518 28TH AV S
011	918720	0020	4/16/2003	198000	600	0	6	1943	4	5000	N	N	144 28TH AV
011	364410	0065	1/13/2003	195000	610	0	6	1909	4	2268	N	N	1302 29TH AV S
011	125020	1175	10/8/2004	236000	700	0	6	1901	3	3600	N	N	529 29TH AV S
011	364410	0170	7/21/2005	440000	780	630	6	1913	5	4800	Y	N	1302 YAKIMA AV S
011	364410	0170	6/16/2003	359000	780	630	6	1913	5	4800	Y	N	1302 YAKIMA AV S
011	125020	1160	3/18/2003	230000	790	0	6	1901	3	3600	N	N	539 29TH AV S
011	429480	0025	11/4/2004	258000	840	0	6	1914	3	2400	N	N	707 29TH AV S
011	125020	0995	7/23/2003	262950	860	150	6	1907	5	3600	N	N	313 29TH AV S
011	713730	0180	11/3/2004	165000	900	0	6	1900	3	2805	N	N	2725 S ELMWOOD PL
011	364410	0160	8/25/2004	399900	950	750	6	1900	3	4320	Y	N	1325 YAKIMA AV S
011	684070	1465	3/21/2003	265000	1000	0	6	1949	3	5000	N	N	2804 E SPRUCE ST
011	364410	0060	11/4/2004	272000	1100	1100	6	1907	4	2400	N	N	1300 29TH AV S
011	713730	0185	2/2/2005	249950	1140	0	6	1995	3	2805	N	N	2721 S ELMWOOD PL
011	684070	1436	11/6/2003	295000	1310	0	6	1944	4	7565	Y	N	209 28TH AV
011	374050	0005	12/29/2005	350000	1410	0	6	1907	4	4400	N	N	431 28TH AV S
011	936360	0235	5/28/2003	276000	720	0	7	1927	4	5000	Y	N	308 31ST AV
011	034200	0565	5/17/2004	291500	750	0	7	1922	4	2400	N	N	3209 E CHERRY ST
011	684070	0550	12/1/2004	360000	750	0	7	1924	4	4550	N	N	546 28TH AV

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Area 15
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Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
011	042404	9011	1/6/2003	230000	790	790	7	1918	4	2960	Y	N	835 31ST AV S
011	684070	0570	1/10/2005	330000	850	0	7	1920	4	4550	N	N	522 28TH AV
011	056700	0310	7/16/2004	312000	890	600	7	1981	3	2925	Y	N	1102 YAKIMA AV S
011	056700	0310	4/8/2003	307000	890	600	7	1981	3	2925	Y	N	1102 YAKIMA AV S
011	536620	0630	9/16/2003	320000	910	0	7	1908	4	4000	N	N	538 30TH AV
011	364410	0265	6/17/2005	250000	930	0	7	1906	3	3360	Y	N	1325 30TH AV S
011	918720	0255	6/25/2004	310000	930	0	7	1919	3	3300	N	N	154 29TH AV
011	056700	0055	4/15/2003	332500	950	0	7	1942	4	6000	N	N	838 YAKIMA AV S
011	684070	0495	3/18/2005	359500	960	240	7	1925	4	4277	N	N	523 28TH AV
011	341660	0618	7/2/2004	399000	970	0	7	1923	4	3440	N	N	111 31ST AV S
011	073000	0121	2/20/2003	201000	980	0	7	1998	3	2226	N	N	1320 MARTIN LUTHER KING JR WY S
011	073000	0085	3/17/2005	242500	990	0	7	1998	3	2446	N	N	1300 MARTIN LUTHER KING JR WY S
011	073000	0089	11/22/2004	220000	990	0	7	1999	3	1932	N	N	1304 MARTIN LUTHER KING JR WY S
011	103200	0071	6/11/2003	199900	990	0	7	1998	3	2429	N	N	1362 MARTIN LUTHER KING JR WY S
011	536620	0705	7/29/2003	359990	1000	560	7	1907	3	4500	N	N	541 31ST AV
011	056700	0250	5/13/2005	257000	1010	0	7	1906	3	3000	Y	N	1135 30TH AV S
011	936360	0266	3/24/2005	416500	1010	0	7	1911	5	2720	N	N	423 32ND AV
011	936360	0330	8/1/2005	447000	1020	180	7	1958	4	5000	N	N	425 31ST AV
011	936360	0330	7/14/2003	347500	1020	180	7	1958	4	5000	N	N	425 31ST AV
011	936360	0370	12/15/2003	352000	1030	560	7	1986	3	5000	N	N	507 31ST AV
011	636290	0207	12/22/2003	241000	1050	480	7	1973	3	4000	N	N	734 MARTIN LUTHER KING JR WY S
011	140030	0099	9/8/2003	235000	1070	1050	7	1984	3	4300	N	N	706 MARTIN LUTHER KING JR WY S
011	056700	0535	11/13/2003	303000	1090	750	7	1973	4	6000	Y	N	819 YAKIMA AV S
011	713730	0165	5/13/2005	265650	1100	0	7	1908	4	2805	N	N	2713 S ELMWOOD PL
011	056700	0040	6/7/2004	360000	1110	240	7	1907	4	2797	Y	N	831 30TH AV S
011	955220	0105	1/19/2005	425000	1130	0	7	1983	4	5600	Y	N	508 29TH AV S
011	341660	1045	3/29/2004	312000	1140	0	7	1904	4	4200	N	N	112 28TH AV S
011	690920	0403	7/23/2004	297000	1140	0	7	2001	3	2208	N	N	1362 30TH AV S
011	690920	0406	4/11/2003	250000	1140	0	7	2001	3	1637	N	N	1366 30TH AV S
011	690920	0408	11/14/2003	266500	1140	0	7	2001	3	2208	N	N	1370 30TH AV S
011	690920	0411	1/7/2003	268500	1140	0	7	2001	3	2706	N	N	1376 30TH AV S

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Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
011	056700	0095	11/17/2004	390000	1180	0	7	1910	4	3000	N	N	2957 S DEARBORN ST
011	056700	0095	1/20/2003	241000	1180	0	7	1910	4	3000	N	N	2957 S DEARBORN ST
011	684070	0575	2/18/2004	289000	1180	400	7	1951	4	4550	N	N	516 28TH AV
011	056700	0150	4/17/2003	329900	1210	200	7	1926	4	2760	N	N	933 YAKIMA PL S
011	536620	0650	3/11/2005	381500	1220	0	7	1905	4	4000	N	N	528 30TH AV
011	341660	0710	10/5/2004	466000	1250	1250	7	1949	5	7200	N	N	115 31ST AV
011	684070	1475	8/13/2004	430000	1250	0	7	1925	4	4550	N	N	207 29TH AV
011	056700	0525	11/3/2004	275000	1270	0	7	1981	3	3000	Y	N	811 YAKIMA AV S
011	684070	0475	6/6/2003	325000	1270	0	7	1926	5	5005	N	N	503 28TH AV
011	056700	0548	12/10/2003	332500	1280	0	7	1985	3	6000	Y	N	831 YAKIMA AV S
011	936360	0450	9/20/2005	485000	1290	500	7	1963	3	5000	N	N	510 31ST AV
011	103200	0079	3/10/2005	305000	1320	0	7	1998	3	3145	N	N	2707 S IRVING ST
011	125020	1225	1/14/2004	349500	1340	0	7	1912	4	3150	N	N	304 29TH AV S
011	341660	0530	5/16/2005	423500	1350	0	7	1912	3	4000	Y	N	3007 S WASHINGTON ST
011	035700	0025	5/15/2003	323000	1390	0	7	1912	5	3760	Y	N	1125 31ST AV S
011	379600	0195	6/23/2005	390000	1410	0	7	1919	5	1900	N	N	121 28TH AV S
011	684070	1455	10/14/2003	331000	1410	0	7	1927	4	4550	Y	N	210 28TH AV
011	684170	0045	9/10/2003	338950	1440	0	7	1904	4	3300	N	N	425 30TH AV
011	713730	0110	2/28/2005	315250	1470	0	7	1996	3	2310	N	N	2724 S ELMWOOD PL
011	155620	0170	5/12/2003	420000	1550	360	7	1905	3	3240	N	N	2919 E CHERRY ST
011	034200	0460	2/10/2003	588000	1590	0	7	1923	4	4000	N	N	621 33RD AV
011	536620	0560	11/8/2004	383000	1590	0	7	1992	3	3000	N	N	607 32ND AV
011	364410	0035	2/2/2005	350000	1620	0	7	1901	4	3552	Y	N	1319 29TH AV S
011	034200	0435	11/30/2004	385000	1630	0	7	1906	4	3000	N	N	3211 E CHERRY ST
011	379600	0240	10/20/2004	349900	1630	0	7	1925	4	5000	N	N	2752 S MAIN ST
011	684070	0690	12/13/2004	280000	1630	0	7	1926	3	5750	N	N	517 30TH AV
011	379600	0247	1/18/2005	350000	1650	0	7	1995	3	3422	N	N	209 28TH AV S
011	684070	1480	3/2/2005	500000	1650	800	7	1925	4	4550	N	N	211 29TH AV
011	155620	0220	6/11/2004	549950	1700	0	7	1905	4	4292	N	N	532 29TH AV
011	536620	0460	7/26/2005	585000	1700	0	7	1992	3	4105	N	N	625 32ND AV
011	918720	0345	12/2/2005	629000	1700	690	7	1901	5	5750	Y	N	125 30TH AV

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(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address	
011	429480	0045	7/8/2004	347500	1720	0	7	1983	3	4500	N	N	2812 S DEARBORN ST	
011	429480	0045	2/21/2003	315000	1720	0	7	1983	3	4500	N	N	2812 S DEARBORN ST	
011	035700	0005	8/25/2004	330000	1730	0	7	1900	4	3813	Y	N	1107 31ST AV S	
011	936360	0185	5/8/2003	410000	1740	250	7	1914	3	3200	N	N	303 32ND AV	
011	034200	0470	6/30/2003	540000	1770	420	7	1922	3	4000	N	N	617 33RD AV	
011	684070	0670	5/9/2003	381500	1780	930	7	1916	4	6840	Y	N	502 29TH AV	
011	155620	0210	7/26/2004	342500	1800	0	7	1905	4	4329	N	N	540 29TH AV	
011	918720	0130	4/27/2005	450000	1830	0	7	1925	5	6120	Y	N	125 28TH AV	
011	379600	0200	9/10/2004	469000	1850	0	7	1906	5	4000	N	N	2762 S WASHINGTON ST	
011	936360	0410	4/22/2005	525000	1860	0	7	1909	4	5000	N	N	502 30TH AV	
011	860190	0050	8/7/2003	465000	1960	0	7	1912	3	5175	N	N	331 30TH AV	
011	341660	0800	3/23/2005	699000	1980	390	7	1928	4	4000	Y	N	119 30TH AV S	
011	429480	0125	7/11/2005	583000	2040	0	7	1924	4	6000	Y	N	719 30TH AV S	
011	429480	0125	2/19/2003	370000	2040	0	7	1924	4	6000	Y	N	719 30TH AV S	
011	155620	0225	3/14/2005	605000	2060	0	7	1905	4	4292	N	N	528 29TH AV	
011	636290	0185	9/20/2005	398900	2110	0	7	1901	4	4200	N	N	714 MARTIN LUTHER KING JR WY S	
011	636290	0185	4/12/2004	303000	2110	0	7	1901	4	4200	N	N	714 MARTIN LUTHER KING JR WY S	
011	155620	0185	5/20/2005	581500	2200	0	7	1906	5	3240	N	N	2909 E CHERRY ST	
011	056700	0290	2/3/2005	389000	2320	0	7	1991	3	1454	Y	N	1108 YAKIMA AV S	
011	918720	0095	8/13/2004	463000	3080	0	7	1900	4	5500	Y	N	149 28TH AV	
011	955220	0080	9/20/2004	572000	740	720	8	1983	3	5040	Y	N	526 29TH AV S	
011	125020	0820	8/22/2005	420000	760	560	8	1905	3	6000	N	N	520 MARTIN LUTHER KING JR WY S	
011	056700	0260	4/6/2003	249950	1100	90	8	2003	3	2365	N	N	1122 YAKIMA AV S	
011	056700	0262	3/27/2003	249950	1100	90	8	2003	3	1418	N	N	1120 YAKIMA AV S	
011	955220	0095	10/25/2004	490000	1150	340	8	1987	3	5040	Y	N	512 29TH AV S	
011	364410	0092	4/30/2003	258889	1220	0	8	2002	3	1739	N	N	1316 29TH AV S	
011	364410	0093	12/9/2004	310000	1220	0	8	2002	3	1740	N	N	1320 29TH AV S	
011	364410	0093	3/13/2003	257000	1220	0	8	2002	3	1740	N	N	1320 29TH AV S	
011	364410	0140	3/17/2004	269000	1250	0	8	1998	3	2400	Y	N	1315 YAKIMA AV S	
011	536620	0665	7/21/2003	403500	1330	0	8	1906	4	3000	N	N	522 30TH AV	
011	056700	0275	3/20/2003	279950	1380	190	8	2003	3	1733	N	N	1114 YAKIMA AV S	

Improved Sales Used in this Annual Update Analysis
Area 15
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address	
011	056700	0264	3/24/2003	285500	1380	190	8	2003	3	1733	N	N	1118 YAKIMA AV S	
011	056700	0266	8/16/2005	398000	1380	190	8	2003	3	1733	N	N	1116 YAKIMA AV S	
011	056700	0266	3/10/2003	289950	1380	190	8	2003	3	1733	N	N	1116 YAKIMA AV S	
011	056700	0273	6/21/2005	398000	1380	190	8	2003	3	1733	N	N	1112 YAKIMA AV S	
011	056700	0273	3/27/2003	294950	1380	190	8	2003	3	1733	N	N	1112 YAKIMA AV S	
011	056700	0277	3/12/2003	314950	1380	190	8	2003	3	3481	N	N	1110 YAKIMA AV S	
011	364410	0117	1/27/2004	370000	1449	471	8	2003	3	1600	N	N	1301 YAKIMA AV S	
011	155620	0200	6/16/2004	355000	1460	0	8	1994	3	3861	N	N	546 29TH AV	
011	056700	0268	7/8/2004	383000	1479	160	8	2003	3	2710	Y	N	1124 YAKIMA AV S	
011	056700	0268	4/6/2003	350950	1479	160	8	2003	3	2710	Y	N	1124 YAKIMA AV S	
011	056700	0274	3/12/2003	329950	1479	160	8	2003	3	1612	Y	N	1128 YAKIMA AV S	
011	056700	0281	5/7/2003	329950	1479	160	8	2003	3	1612	Y	N	1132 YAKIMA AV S	
011	056700	0272	4/6/2003	325000	1480	160	8	2003	3	1612	Y	N	1126 YAKIMA AV S	
011	056700	0279	10/14/2005	447000	1480	160	8	2003	3	1612	Y	N	1130 YAKIMA AV S	
011	056700	0279	5/19/2003	334500	1480	160	8	2003	3	1612	Y	N	1130 YAKIMA AV S	
011	056700	0283	4/6/2003	332000	1480	160	8	2003	3	1612	Y	N	1134 YAKIMA AV S	
011	056700	0287	6/18/2003	334500	1480	160	8	2003	3	2027	Y	N	1136 YAKIMA AV S	
011	364410	0005	4/20/2004	299950	1530	0	8	1999	3	1597	N	N	2809 S JUDKINS ST	
011	364410	0009	11/4/2004	292000	1550	0	8	1999	3	1813	N	N	2801 S JUDKINS ST	
011	155620	0165	6/12/2003	386000	1560	0	8	1905	5	2970	N	N	2921 E CHERRY ST	
011	536620	0580	10/1/2003	469000	1640	440	8	1906	5	3000	N	N	619 32ND AV	
011	783380	0070	7/20/2004	315000	1700	0	8	1997	3	4400	N	N	2709 S MAIN ST	
011	783380	0080	5/17/2005	335000	1700	0	8	1998	3	4400	N	N	2717 S MAIN ST	
011	918720	0206	4/30/2004	463000	1710	0	8	1980	4	7500	N	N	137 29TH AV	
011	125020	1545	7/13/2005	635000	1720	0	8	1925	5	3600	Y	N	539 31ST AV S	
011	684170	0100	7/7/2005	699000	1820	600	8	1907	3	4000	N	N	338 29TH AV	
011	955220	0065	10/19/2005	647000	1820	0	8	1991	3	5400	Y	N	538 29TH AV S	
011	690920	0036	2/3/2003	398500	1830	0	8	2001	3	2500	Y	N	1320 30TH AV S	
011	341660	0660	6/7/2005	759000	1850	510	8	1909	4	4000	Y	N	146 30TH AV	
011	341660	0660	4/2/2003	649000	1850	510	8	1909	4	4000	Y	N	146 30TH AV	
011	569900	0009	2/28/2005	549000	1900	0	8	1980	3	3996	Y	N	935 31ST AV S	

Improved Sales Used in this Annual Update Analysis
Area 15
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Finished Bsmt	Bld Grade	Year Built/Ren	Cond	Lot Size	View	Water-front	Situs Address
011	536620	0710	9/3/2003	577000	1970	0	8	1908	4	4500	N	N	547 31ST AV
011	073000	0156	1/21/2004	308000	2070	0	8	2001	3	2089	N	N	1313 BRADNER PL S
011	918720	0085	7/11/2003	340000	2120	0	8	1992	4	5000	Y	N	161 28TH AV
011	955220	0125	3/24/2004	570000	2220	0	8	1995	3	6720	Y	N	409 30TH AV S
011	034200	0520	3/8/2005	475000	2230	0	8	1952	3	6000	N	N	608 32ND AV
011	034200	0520	1/29/2005	447500	2230	0	8	1952	3	6000	N	N	608 32ND AV
011	936360	0005	10/1/2005	664000	2230	0	8	1952	4	5000	Y	N	3114 E SPRUCE ST
011	056700	0120	8/25/2005	725000	3090	0	8	1905	3	4550	Y	N	915 30TH AV S
011	936360	0100	6/8/2004	635000	3320	0	8	1904	4	5000	N	N	220 30TH AV
011	918720	0315	3/14/2003	539288	3360	0	8	1908	5	5750	N	N	155 30TH AV
011	918720	0270	12/31/2003	635000	2400	840	9	1996	3	5000	Y	N	138 29TH AV
011	056700	0105	3/4/2003	748500	2460	0	9	1909	4	6000	Y	N	905 30TH AV S
011	125020	1340	1/7/2003	640000	2900	0	9	1999	3	9600	N	N	324 30TH AV S
011	125020	1355	3/20/2003	750000	3060	0	9	1909	4	7800	N	N	330 30TH AV S
011	341660	0803	2/18/2003	675000	1800	600	10	2000	3	4000	N	N	115 30TH AV S
011	125020	0975	2/25/2003	575000	2090	820	10	2000	3	6000	N	N	319 29TH AV S
011	341660	0565	4/14/2005	954000	2180	900	10	1900	3	6736	Y	N	216 30TH AV S
011	056700	0010	12/5/2003	810000	2360	700	10	2003	3	3000	Y	N	805 30TH AV S
011	429480	0115	2/25/2005	870000	2650	750	10	2002	3	4200	Y	N	715 30TH AV S
011	341660	0567	9/19/2003	900000	2690	1000	10	1997	3	5116	Y	N	210 30TH AV S
011	341660	0836	8/20/2003	800000	3410	0	10	1909	5	8533	N	N	215 30TH AV S

Improved Sales Removed from this Annual Update Analysis
Area 15
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Comments
003	000760	0038	1/21/2003	260000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
003	000760	0039	9/27/2005	55022	QC DEED; PARTIAL INTEREST (103, 102, Etc.)
003	000760	0044	7/6/2005	200000	Obsol UnFinArea
003	000760	0086	7/9/2003	220000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
003	036300	0035	10/7/2004	87500	PrevLand<=25K
003	036300	0035	7/12/2004	38382	QC DEED; EXEMPT FROM EXCISE TAX
003	042404	9053	2/8/2005	4720	DORRatio
003	042404	9053	12/13/2004	236000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
003	042404	9061	9/17/2003	70388	QC DEED; RELATED PARTY, FRIEND, NEIGHBOR
003	095500	0060	10/12/2005	345000	Obsol
003	095500	0160	12/3/2004	200000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
003	095500	0240	10/13/2004	535000	EST PROP ASSESSED DIFF THAN PROP SOLD
003	095500	0245	9/1/2005	80000	QUIT CLAIM DEED DORRatio
003	121100	0345	4/1/2004	392500	EST PROP ASSESSED DIFF THAN PROP SOLD
003	125020	0210	6/28/2005	360000	Obsol
003	125020	0213	4/19/2004	190000	BANKRUPTCY - RECEIVER OR TRUSTEE
003	125020	0216	3/24/2004	200000	DORRatio
003	125020	0250	11/1/2005	475950	Obsol
003	125020	0616	7/9/2004	194000	UnFinArea
003	125020	0616	7/12/2005	335000	UnFinArea
003	125020	0640	5/19/2004	220000	Obsol
003	125020	0690	10/14/2003	41103	QUIT CLAIM DEED; EXEMPT FROM EXCISE TAX
003	125020	0695	5/11/2005	624000	Obsol
003	125020	0720	2/7/2005	270000	Obsol
003	125020	0765	7/24/2003	260000	PROP ASSESSED DIFF THAN PROP SOLD
003	125020	0765	7/15/2004	270000	PROP ASSESSED DIFF THAN PROP SOLD
003	125020	0775	3/18/2005	220545	QUIT CLAIM DEED
003	128530	0170	10/19/2005	200000	QC DEED; RELATED PARTY, FRIEND, OR NEIGHBOR
003	130330	0055	6/28/2004	210000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
003	134430	0115	6/29/2005	835000	ActivePermitBeforeSale>25K
003	134430	0115	12/7/2004	437500	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
003	134430	0185	7/22/2004	400000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
003	134430	0195	2/3/2004	235000	IMP. CHARACTERISTICS CHANGED SINCE SALE
003	134430	0250	11/10/2004	520000	RELATED PARTY, FRIEND, OR NEIGHBOR
003	140030	0035	11/23/2005	439000	ActivePermitBeforeSale>25K
003	140030	0035	12/17/2004	180000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
003	152330	0005	12/15/2003	184900	BANKRUPTCY - RECEIVER OR TRUSTEE
003	171040	0050	9/14/2005	420000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
003	171040	0060	5/19/2005	235000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
003	171040	0085	4/27/2004	450000	Obsol
003	180690	0005	10/20/2005	789000	Obsol
003	193480	0065	6/18/2004	320000	Obsol
003	193480	0066	7/1/2004	490000	Obsol
003	193480	0155	8/4/2004	328000	IMP. CHARACTERISTICS CHANGED SINCE SALE
003	193480	0160	6/26/2004	295000	PROP ASSESSED DIFF THAN PROP SOLD
003	193480	0180	12/30/2005	510000	Obsol

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(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Comments
003	193480	0190	6/18/2004	400000	Obsol
003	193480	0190	11/28/2005	238250	Obsol ActivePermitBeforeSale>25K
003	193480	0190	4/7/2005	299000	Obsol ActivePermitBeforeSale>25K
003	193480	0196	1/28/2003	360000	ImpCount Obsol
003	193480	0196	7/8/2005	527000	ImpCount Obsol
003	193730	0191	7/22/2005	426000	DIAGNOSTIC OUTLIER
003	193730	0240	12/20/2005	400000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
003	193730	0270	10/7/2005	164100	BANKRUPTCY - RECEIVER OR TRUSTEE
003	225450	1090	8/3/2004	350000	Obsol
003	225450	1125	6/18/2003	385000	Obsol
003	225450	1135	4/9/2003	340000	SEGREGATION ANDOR MERGER
003	225450	1335	7/19/2005	449950	Obsol
003	225450	1340	10/10/2005	512000	Obsol
003	225450	1425	11/3/2005	769000	Obsol
003	225450	1475	11/6/2003	200000	SEGREGATION ANDOR MERGER DORRatio
003	225450	1480	6/25/2003	300000	Obsol
003	225450	1515	12/30/2004	500000	Obsol
003	225450	1630	12/21/2005	162427	QC DEED; RELATED PARTY, FRIEND, NEIGHBOR
003	225450	1770	8/29/2005	555000	Obsol
003	225450	1775	1/3/2005	285000	Obsol
003	225450	1911	2/24/2005	465000	Obsol
003	225450	1935	4/21/2005	620000	Obsol
003	225450	2025	7/6/2005	400000	Obsol
003	225450	2069	5/20/2005	435500	Obsol UnFinArea
003	225450	2090	4/8/2003	124178	QUIT CLAIM DEED; STATEMENT TO DOR DORRatio
003	225450	2255	4/25/2005	72548	QC DEED; PARTIAL INTEREST (103, 102, Etc.)
003	225450	2369	1/7/2003	149000	PARTIAL INTEREST (103, 102, Etc.) DORRatio
003	225450	2377	8/8/2005	640000	BANKRUPTCY - RECEIVER OR TRUSTEE
003	225450	2377	5/24/2005	15000	CORPORATE AFFILIATES DORRatio
003	225450	2377	8/18/2004	202500	RELATED PARTY, FRIEND, OR NEIGHBOR DORRatio
003	225450	2410	12/27/2004	529000	UnFinArea
003	225450	2450	7/25/2003	54149	QUIT CLAIM DEED DORRatio
003	225450	2455	2/16/2005	377500	EST PROP ASSESSED DIFF THAN PROP SOLD
003	225650	0015	6/3/2005	375000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
003	246090	0015	11/10/2004	86215	QUIT CLAIM DEED DORRatio
003	246090	0065	5/1/2003	93000	DORRatio
003	257240	0050	6/4/2004	162680	QUIT CLAIM DEED; STATEMENT TO DOR DORRatio
003	257240	0160	3/24/2004	105000	RELATED PARTY, FRIEND, OR NEIGHBOR DORRatio
003	257240	0210	6/30/2004	250000	Obsol
003	257240	0240	7/25/2005	436000	Obsol
003	277910	0431	8/10/2005	370000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
003	277910	0435	9/7/2004	252000	BANKRUPTCY - RECEIVER OR TRUSTEE UnFinArea
003	277910	0435	9/19/2003	265795	FORCED SALE; EXEMPT FROM EXCISE TAX UhFinArea
003	277910	0435	10/13/2005	260000	QC DEED; RELATED PARTY, FRIEND, OR NEIGHBOR
003	303720	0010	12/8/2003	197000	LAND SALE - VACANT AT TIME OF THIS SALE
003	303720	0030	6/26/2003	295000	Obsol

Improved Sales Removed from this Annual Update Analysis
Area 15
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Comments
003	303720	0075	4/2/2003	222000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
003	303720	0150	7/31/2003	233000	GOVERNMENT AGENCY
003	331950	1326	11/15/2004	375000	Obsol
003	331950	1345	8/10/2004	370000	Obsol
003	331950	1350	4/8/2005	500000	Obsol
003	331950	1625	12/23/2003	17659	QC DEED; RELATED PARTY, FRIEND, OR NEIGHBOR
003	331950	1720	8/19/2005	233000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
003	331950	1765	10/28/2005	335000	Obsol
003	331950	1765	9/20/2005	285000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
003	331950	1795	2/13/2003	65000	DORRatio
003	331950	1815	9/7/2005	250000	ImpCount
003	331950	1815	10/21/2005	301000	ImpCount
003	331950	2190	3/30/2005	435000	Obsol
003	331950	2200	1/6/2003	60161	RELATED PARTY, FRIEND, OR NEIGHBOR Obsol
003	332000	0610	2/27/2004	120000	SALE TO CORP OF CATHOLIC ARCHBISHOP/ SEATTLE
003	423240	0250	9/24/2004	224340	QUIT CLAIM DEED; STATEMENT TO DOR DORRatio
003	423240	0975	6/6/2003	845900	RELATED PARTY, FRIEND, OR NEIGHBOR
003	423240	1245	8/4/2005	739500	ImpCount
003	440020	0055	12/2/2004	300000	Obsol Prevlmp<=25K
003	501100	0035	1/2/2003	265000	DORRatio
003	501100	0090	3/25/2003	273900	BANKRUPTCY - RECEIVER OR TRUSTEE
003	501100	0150	7/7/2003	46788	PARTIAL INTEREST (103, 102, Etc.) DORRatio
003	501100	0150	4/15/2005	229576	QUIT CLAIM DEED; STATEMENT TO DOR
003	516070	0135	8/29/2003	252300	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
003	516070	0155	12/30/2003	125000	DORRatio
003	519110	0185	5/15/2003	59470	QC DEED; RELATED PARTY, FRIEND, OR NEIGHBOR
003	605860	0030	6/7/2005	392600	Obsol
003	605860	0070	10/22/2003	251500	Obsol
003	605860	0075	1/29/2003	405000	Obsol
003	605860	0075	7/5/2005	580000	Obsol
003	605860	0105	2/11/2005	451000	Obsol
003	605860	0180	10/19/2004	445000	Obsol
003	605860	0190	8/1/2003	341000	Obsol
003	605860	0195	10/17/2005	428000	Obsol
003	605860	0260	10/1/2005	329000	Obsol
003	605860	0390	1/18/2005	286000	ActivePermitBeforeSale>25K
003	605860	0395	11/1/2004	205000	BANKRUPTCY - RECEIVER OR TRUSTEE
003	636290	0015	10/9/2003	196000	Obsol
003	636290	0030	6/30/2005	290000	Obsol
003	636290	0040	6/27/2005	364000	Obsol
003	636290	0115	4/20/2004	235000	RELATED PARTY, FRIEND, OR NEIGHBOR Obsol
003	636290	0120	3/15/2005	465000	Obsol
003	636290	0150	2/1/2005	275000	Obsol
003	636290	0150	11/7/2005	479950	Obsol ActivePermitBeforeSale>25K
003	684070	0965	12/9/2003	239500	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
003	684070	0980	6/16/2005	200000	SALE TO LLC

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Sub Area	Major	Minor	Sale Date	Sale Price	Comments
003	684070	0995	2/19/2004	46234	QC DEED; RELATED PARTY, FRIEND, OR NEIGHBOR
003	684070	1080	9/20/2005	249000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
003	684070	1105	4/10/2004	215900	QUESTIONABLE PER SALES IDENTIFICATION
003	684070	1105	7/12/2004	30000	QUIT CLAIM DEED DORRatio
003	684070	1170	8/11/2005	527500	EST PROP ASSESSED DIFF THAN PROP SOLD
003	684070	1545	12/27/2005	393000	UnFinArea
003	712830	0085	9/3/2003	115000	QUIT CLAIM DEED; PARTIAL INTEREST (103, 102, Etc.)
003	712830	0200	5/29/2003	135537	QUIT CLAIM DEED DORRatio
003	712830	0280	11/26/2004	426000	EST PROP ASSESSED DIFF THAN PROP SOLD
003	712830	0320	11/10/2004	237000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
003	712830	0720	8/25/2005	153000	QC DEED; RELATED PARTY, FRIEND, OR NEIGHBOR
003	712830	0750	8/9/2004	250000	RELATED PARTY, FRIEND, OR NEIGHBOR
003	713230	0470	12/2/2005	430000	Obsol
003	713230	0570	8/12/2003	2000	DORRatio
003	713230	0635	10/31/2003	344000	RELATED PARTY, FRIEND, OR NEIGHBOR
003	713230	0675	1/15/2004	115000	QC DEED; RELATED PARTY, FRIEND, OR NEIGHBOR
003	722850	0365	10/30/2003	103000	QUIT CLAIM DEED; PARTIAL INTEREST (103, 102, Etc.)
003	722850	0415	4/25/2005	280000	BANKRUPTCY - RECEIVER OR TRUSTEE
003	722850	0665	10/20/2005	380100	EST PROP ASSESSED DIFF THAN PROP SOLD
003	722850	0705	4/7/2005	278000	PrevLand<=25K
003	722850	0770	2/27/2003	480000	SEGREGATION AND/OR MERGER
003	722850	0815	4/12/2004	380500	SEG AFTER SALE - IMP CHAR CHANGED
003	722850	0950	5/30/2005	350000	1031 TRADE
003	722850	1040	10/14/2003	429000	ImpCount
003	722850	1280	1/2/2003	141910	PARTIAL INTEREST (103, 102, Etc.); STATEMENT TO DOR
003	722850	1330	8/3/2004	250300	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
003	722850	1375	4/22/2004	220000	SALE CODED AS TRUST - SP APPEARS LOW
003	722850	1445	7/23/2004	16666	DORRatio
003	722850	1590	11/29/2004	129337	QC DEED; RELATED PARTY, FRIEND, OR NEIGHBOR
003	722850	1628	4/22/2004	442500	ImpCount
003	722850	1629	2/24/2005	255000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
003	722850	1640	4/3/2003	240000	Obsol
003	722850	1640	7/19/2004	431000	Obsol
003	722850	1875	7/21/2003	174500	DORRatio
003	722850	1880	3/8/2004	111625	RELATED PARTY, FRIEND, OR NEIGHBOR DORRatio
003	722850	1885	3/20/2003	86050	PARTIAL INTEREST (103, 102, Etc.) DORRatio
003	722850	2115	2/11/2004	465000	UnFinArea
003	722850	2120	1/24/2003	85819	PARTIAL INTEREST (103, 102, Etc.) DORRatio
003	722850	2285	9/13/2005	410000	Obsol
003	722850	2360	4/25/2005	185000	OUT OF STATE SELLER - SP APPEARS LOW
003	723460	0776	12/5/2003	515000	SEGREGATION AND/OR MERGER
003	723460	0780	6/15/2004	359950	Obsol
003	723460	0796	7/6/2004	92746	QUIT CLAIM DEED; STATEMENT TO DOR DORRatio
003	723460	0796	7/6/2004	92746	QUIT CLAIM DEED; STATEMENT TO DOR DORRatio
003	723460	0805	10/17/2003	380000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR

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Sub Area	Major	Minor	Sale Date	Sale Price	Comments
003	723460	0808	10/27/2003	95834	QUIT CLAIM DEED; PARTIAL INTEREST (103, 102, Etc.)
003	723460	0811	5/25/2004	418500	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
003	723460	0830	9/22/2005	600000	Obsol
003	723460	0851	11/18/2003	75985	QUIT CLAIM DEED; PARTIAL INTEREST (103, 102, Etc.)
003	723460	1375	2/18/2004	355000	Obsol
003	723460	1390	7/14/2004	414000	Obsol
003	723460	1580	6/7/2004	356000	EST PROP ASSESSED DIFF THAN PROP SOLD
003	754480	0130	7/9/2004	123300	DORRatio
003	754480	0165	8/9/2005	160000	SALE FOR IMP ONLY - LAND ON SEPARATE E-SLIP
003	754480	0165	8/9/2005	80000	DORRatio
003	754480	0180	3/30/2003	12000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
003	754480	0200	6/24/2005	152750	QC DEED; RELATED PARTY, FRIEND, OR NEIGHBOR
003	754480	0350	3/30/2005	5867	CORRECTION DEED DORRatio
003	754480	0420	1/20/2004	360000	EST PROP ASSESSED DIFF THAN PROP SOLD
003	754480	0420	9/2/2003	170000	SALE TO LLC
003	754480	0420	9/7/2005	284900	BANKRUPTCY - RECEIVER OR TRUSTEE
003	765860	0060	9/5/2003	224000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
003	765860	0101	5/14/2003	265000	Obsol
003	794260	0026	7/5/2005	315000	BANKRUPTCY - RECEIVER OR TRUSTEE
003	794260	0065	5/20/2004	437500	EST PROP ASSESSED DIFF THAN PROP SOLD
003	794260	0140	11/22/2005	49298	QUIT CLAIM DEED DORRatio
003	794260	1080	7/24/2003	160000	DIAGNOSTIC OUTLIER
003	794260	1112	5/16/2005	178200	DIAGNOSTIC OUTLIER
003	794260	1115	3/28/2005	352000	%Compl ActivePermitBeforeSale>25K
003	794260	1145	1/23/2004	125000	QC DEED; RELATED PARTY, FRIEND, OR NEIGHBOR
003	794260	1255	2/23/2004	75000	QUIT CLAIM DEED; PARTIAL INTEREST (103, 102, Etc.)
003	794260	1475	5/26/2004	300000	DORRatio
003	794260	1505	3/4/2003	215000	DORRatio
003	794260	1515	2/10/2004	250000	DORRatio
003	794260	1515	4/26/2004	255000	DORRatio
003	794260	1545	2/23/2004	249000	DIAGNOSTIC OUTLIER
003	794260	1575	9/30/2005	375000	RELATED PARTY, FRIEND, OR NEIGHBOR
003	794260	1592	4/12/2004	175000	DORRatio
003	794260	1635	3/29/2004	560000	BANKRUPTCY - RECEIVER OR TRUSTEE
003	794260	1705	2/12/2004	307000	Obsol
003	794260	1770	2/9/2005	109212	DORRatio
003	794260	1775	8/27/2004	349950	1031 TRADE
003	794260	1790	7/27/2005	350000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
003	794260	1918	12/1/2004	465000	SALE TO GSRW TRUST
003	814120	0025	11/1/2005	475000	Obsol PrevImp<=25K ActivePermitBeforeSale>25K
003	814120	0035	5/10/2004	400000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
003	872810	0725	12/22/2005	181100	SALE TO LLC
003	872810	0785	5/7/2004	220000	Obsol
003	912610	0060	12/23/2004	45528	RELATED PARTY, FRIEND, OR NEIGHBOR
003	912610	0491	9/26/2005	410000	Obsol
003	912610	0520	3/31/2005	325000	Obsol

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Sub Area	Major	Minor	Sale Date	Sale Price	Comments
003	912610	0535	8/30/2005	353000	Obsol
003	912610	0595	9/25/2003	97500	CORPORATE AFFILIATES; PARTIAL INTEREST
003	912610	0595	9/25/2003	87657	CORPORATE AFFILIATES; QUIT CLAIM DEED
003	912610	0695	3/30/2004	160000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
003	912610	0700	9/19/2003	80000	DORRatio
003	912610	0749	7/15/2004	213000	BANKRUPTCY - RECEIVER OR TRUSTEE
003	912610	0749	7/9/2003	265200	EXEMPT FROM EXCISE TAX
003	912610	0770	8/12/2004	283000	GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX
003	912610	0870	12/9/2005	400000	Obsol
003	912610	0887	12/16/2005	356000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
003	912610	0975	1/1/2003	230000	CONTRACT OR CASH SALE Obsol
003	912610	0980	11/19/2004	329950	Obsol
003	912610	0985	3/4/2005	290000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
003	912610	1100	11/21/2005	490000	Obsol
003	912610	1300	5/17/2005	225000	PER E-SLIP, KING CO. COURT CASE INVOLVED
003	912610	1300	1/6/2003	7136	MULTI-PARCEL SALE DORRatio
003	912610	1300	6/2/2003	7136	MULTI-PARCEL SALE DORRatio
003	912610	1380	10/12/2005	48605	QC DEED; RELATED PARTY, FRIEND, OR NEIGHBOR
003	912610	1385	4/8/2003	165000	DIAGNOSTIC OUTLIER
003	912610	1465	5/8/2003	200000	UnFinArea DORRatio
003	912610	1480	7/6/2004	212000	SALE TO LLC
003	912610	1555	6/21/2004	168000	DIAGNOSTIC OUTLIER
003	937930	0045	9/1/2005	210000	ImpCount Obsol
003	937930	0055	7/26/2005	650000	%Compl
003	937930	0080	6/7/2005	365000	Obsol ActivePermitBeforeSale>25K
003	937930	0080	10/8/2003	250000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
003	937930	0090	5/15/2003	195000	Obsol
003	981870	0095	12/23/2003	359950	1031 TRADE
003	981870	0265	5/20/2003	221000	SALE FROM LLC
003	981870	0430	8/10/2005	249500	BANKRUPTCY - RECEIVER OR TRUSTEE
003	981870	0430	6/22/2005	251002	EXEMPT FROM EXCISE TAX
003	982670	1360	2/5/2003	269000	Obsol
003	982670	1370	3/4/2003	210000	Obsol
003	982670	1370	6/20/2005	332000	Obsol
003	982670	1660	2/7/2005	438000	Obsol
003	982670	1745	1/3/2005	300000	ImpCount %Compl
004	009700	0275	2/24/2005	520000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
004	118600	0185	12/9/2004	370000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
004	118900	0175	5/21/2003	90419	STATEMENT TO DOR DORRatio
004	118900	0230	9/25/2003	191000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
004	118900	0384	1/24/2004	206000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
004	118900	0785	4/25/2004	111000	DORRatio
004	118900	0845	6/22/2005	550000	ImpCount
004	118900	1095	7/19/2005	390000	ActivePermitBeforeSale>25K
004	118900	1095	11/30/2004	132366	QUIT CLAIM DEED DORRatio ActivePermitBeforeSale>25K
004	118900	1390	2/17/2005	205000	DIAGNOSTIC OUTLIER

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Sub Area	Major	Minor	Sale Date	Sale Price	Comments
004	118900	1410	10/19/2005	195000	QUIT CLAIM DEED; PARTIAL INTEREST (103, 102, Etc.)
004	118900	1435	1/2/2004	261550	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
004	118900	1435	1/19/2005	345000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
004	118900	1480	5/24/2004	215000	DORRatio
004	211020	0170	2/24/2005	340500	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
004	320430	0040	5/31/2005	360000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
004	320430	0385	2/24/2003	114618	QUIT CLAIM DEED DORRatio
004	320430	0540	10/10/2003	315000	DORRatio
004	320430	0695	10/9/2003	397000	IMP. CHARACTERISTICS CHANGED SINCE SALE
004	501500	0140	6/11/2003	310000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
004	501500	0170	2/4/2004	80000	QUIT CLAIM DEED DORRatio
004	501500	0340	1/5/2004	315000	DORRatio
004	501500	0620	3/12/2003	280000	DIAGNOSTIC OUTLIER
004	501500	0680	10/24/2005	353000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
004	501500	0700	10/15/2003	83491	QC DEED; RELATED PARTY, FRIEND, OR NEIGHBOR
004	501500	1070	9/25/2004	210000	DORRatio
004	501500	1070	9/27/2004	34500	QC DEED; RELATED PARTY, FRIEND, OR NEIGHBOR
004	501500	1145	6/22/2004	350000	ImpCount
004	501500	1245	3/17/2004	290000	DORRatio
004	501500	1565	9/9/2003	540000	EST PROP ASSESSED DIFF THAN PROP SOLD
004	501500	1695	4/4/2003	535500	Obsol
004	501500	1695	11/3/2005	662000	Obsol
004	501600	0295	4/2/2004	120000	DORRatio
004	501600	0295	4/19/2004	195000	DORRatio
004	501600	0345	11/21/2005	200000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
004	501600	0405	6/3/2005	245000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
004	501600	0415	7/16/2004	415000	UnFinArea
004	501600	0450	12/20/2005	935000	%Compl
004	501600	0457	1/4/2005	25000	DORRatio
004	501600	0515	11/17/2004	203700	IMP. CHARACTERISTICS CHANGED SINCE SALE
004	501600	0755	5/17/2005	365000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
004	501600	1110	5/5/2005	446000	EST PROP ASSESSED DIFF THAN PROP SOLD
004	501600	1285	11/12/2003	36000	NON-PROFIT ORGANIZATION DORRatio
004	501600	1470	1/19/2004	135000	DORRatio
004	501600	1495	3/25/2004	528000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
004	501600	1510	8/2/2005	410000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
004	501600	1535	7/25/2005	580000	ActivePermitBeforeSale>25K
004	501600	1535	11/23/2004	390000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
004	501600	1655	9/25/2003	450000	SEGREGATION AND/OR MERGER
004	501600	1850	5/23/2005	488000	RELATED PARTY, FRIEND, OR NEIGHBOR
004	501600	2180	10/6/2003	125500	QC DEED; RELATED PARTY, FRIEND, OR NEIGHBOR
004	501600	2320	3/6/2004	440000	RELOCATION - SALE TO SERVICE
004	501600	2456	2/9/2004	164068	QUIT CLAIM DEED DORRatio
004	501600	2560	10/8/2004	250000	%Compl DORRatio ActivePermitBeforeSale>25K
004	501600	2885	12/18/2003	275000	DORRatio
004	515770	0155	6/12/2003	395000	UnFinArea

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Sub Area	Major	Minor	Sale Date	Sale Price	Comments
004	515770	0180	2/15/2005	550000	EST PROP ASSESSED DIFF THAN PROP SOLD
004	533220	0155	1/15/2003	270000	BANKRUPTCY - RECEIVER OR TRUSTEE
004	536620	0060	7/31/2003	75000	QUIT CLAIM DEED; PARTIAL INTEREST (103, 102, Etc.)
004	536620	0095	8/28/2003	59614	PARTIAL INTEREST (103, 102, Etc.) Obsol DORRatio
004	536620	0150	12/14/2005	193176	DORRatio
004	536620	0165	12/31/2003	320000	IMP. CHARACTERISTICS CHANGED SINCE SALE
004	536620	0270	3/15/2004	4750	QC DEED; RELATED PARTY, FRIEND, OR NEIGHBOR
004	536620	0410	12/3/2004	178600	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
004	536620	0410	8/30/2005	395000	IMP. CHARACTERISTICS CHANGED SINCE SALE
004	684070	0075	12/22/2004	104529	QC DEED; RELATED PARTY, FRIEND, OR NEIGHBOR
004	684070	0075	12/22/2004	104529	QC DEED; RELATED PARTY, FRIEND, OR NEIGHBOR
004	684070	0105	7/1/2005	265483	QC DEED; RELATED PARTY, FRIEND, OR NEIGHBOR
004	684070	0105	7/1/2005	192500	QC DEED; RELATED PARTY, FRIEND, OR NEIGHBOR
004	721740	0115	8/3/2004	333750	RELATED PARTY, FRIEND, OR NEIGHBOR
004	721740	0230	7/11/2003	382500	SALE TO DEVELOPMENT CO - SEG AFTER SALE
004	721740	0265	2/11/2004	390000	TEAR DOWN SALE - OLD IMP GONE NOW
004	721740	0265	4/18/2005	429000	CORRECTION DEED; EXEMPT FROM EXCISE TAX
004	721740	0266	6/23/2005	320000	SALE LISTED ON INCORRECT PARCEL NUMBER
004	721740	0300	6/17/2003	300000	Obsol
004	721740	0310	1/6/2005	39062	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
004	721740	0390	4/4/2005	400000	PrevImp<=25K
004	721740	0495	9/15/2004	25593	QC DEED; RELATED PARTY, FRIEND, OR NEIGHBOR
004	721740	0510	1/12/2003	39508	QC DEED; RELATED PARTY, FRIEND, OR NEIGHBOR
004	721740	0900	10/21/2003	70000	DORRatio
004	721740	0930	5/5/2005	178480	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
004	722850	0065	9/7/2004	276000	BANKRUPTCY - RECEIVER OR TRUSTEE
004	722850	0080	3/21/2005	330000	UnFinArea
004	722850	0085	8/28/2003	84716	QUIT CLAIM DEED; STATEMENT TO DOR DORRatio
004	722850	0094	9/4/2003	91809	QUIT CLAIM DEED; PARTIAL INTEREST (103, 102, Etc.)
004	722850	0095	9/4/2003	79317	QUIT CLAIM DEED; EXEMPT FROM EXCISE TAX
004	722850	0096	12/16/2003	117311	QUIT CLAIM DEED; EXEMPT FROM EXCISE TAX
004	722850	0245	8/13/2003	285000	RELATED PARTY, FRIEND, OR NEIGHBOR
004	757570	0070	7/6/2005	735000	BANKRUPTCY - RECEIVER OR TRUSTEE
004	757620	0015	10/27/2005	335110	ASSUMP OF MTG W/O ADDL CONSIDERATION PD
004	757620	0150	3/24/2004	510000	IMP. CHARACTERISTICS CHANGED SINCE SALE
004	757620	0155	10/18/2004	254200	DORRatio
004	757620	0165	11/5/2004	730000	UnFinArea
004	796010	0097	1/23/2004	205000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
004	796010	0170	12/19/2003	37303	QC DEED; RELATED PARTY, FRIEND, OR NEIGHBOR
004	796010	0207	10/30/2003	90621	QUIT CLAIM DEED DORRatio
004	796010	0275	2/14/2003	179995	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
004	796010	0305	10/1/2003	349000	IMP. CHARACTERISTICS CHANGED SINCE SALE
004	910300	0005	9/1/2004	292500	PrevImp<=25K
004	912610	2065	4/30/2004	144100	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
004	912610	2067	6/25/2004	154500	UnFinArea
004	912610	2067	7/2/2004	305000	UnFinArea

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Sub Area	Major	Minor	Sale Date	Sale Price	Comments
004	918470	0040	8/11/2005	267597	QUIT CLAIM DEED
004	918470	0095	10/25/2005	759000	RELOCATION - SALE BY SERVICE
004	918470	0095	10/25/2005	759000	RELOCATION - SALE TO SERVICE
004	920990	0165	6/24/2005	112250	QUIT CLAIM DEED; STATEMENT TO DOR DORRatio
004	920990	0190	10/11/2004	354500	EXEMPT FROM EXCISE TAX
004	920990	0280	2/11/2004	182000	DORRatio
004	920990	0335	12/27/2005	220900	EXEMPT FROM EXCISE TAX
004	920990	0385	5/20/2005	255000	DIAGNOSTIC OUTLIER
004	920990	0394	5/19/2004	250000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
004	920990	0450	8/22/2003	300000	MULTI-PARCEL SALE
004	920990	0480	9/18/2005	386666	QUIT CLAIM DEED; PARTIAL INTEREST (103, 102, Etc.)
004	982820	0015	11/21/2005	499950	EST PROP ASSESSED DIFF THAN PROP SOLD
004	982820	0020	7/29/2005	400000	EST PROP ASSESSED DIFF THAN PROP SOLD
004	982820	0035	1/11/2005	330000	UnFinArea
004	982820	0185	3/3/2005	511000	EST PROP ASSESSED DIFF THAN PROP SOLD
004	982820	0185	11/21/2003	560000	SEGREGATION AFTER SALE
004	982820	0370	9/29/2004	11200	QUIT CLAIM DEED; MULTI-PARCEL SALE
004	982820	0375	9/29/2005	119067	QUIT CLAIM DEED DORRatio
004	982820	0385	5/24/2004	290000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
004	982820	0440	3/21/2003	575000	QUESTIONABLE PER SALES IDENTIFICATION
004	982820	0530	3/8/2005	276500	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
004	982820	0570	4/2/2003	125000	ImpCount DORRatio
004	982820	0607	10/16/2004	12523	DORRatio
004	982820	0662	3/18/2005	124682	QC DEED; RELATED PARTY, FRIEND, OR NEIGHBOR
004	982820	0780	11/10/2004	321000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
004	982820	0782	11/10/2004	321000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
004	982820	0830	5/31/2005	260000	PrevImp<=25K
004	982820	0870	1/28/2005	188000	SALE FROM LLC
004	982820	1022	12/10/2004	385000	BANKRUPTCY - RECEIVER OR TRUSTEE
004	982820	1075	5/21/2003	240000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
004	982820	1355	6/27/2003	358000	IMP. CHARACTERISTICS CHANGED SINCE SALE
004	982820	1360	7/6/2005	380000	EST PROP ASSESSED DIFF THAN PROP SOLD
004	982820	1360	7/16/2004	395000	SEGREGATION AFTER SALE
004	982820	1500	5/7/2003	215000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
004	982820	1620	2/11/2003	171000	FULL SALES PRICE NOT REPORTED
004	982820	1640	6/3/2003	162265	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
004	982820	1660	7/12/2004	276000	TRADE
004	982820	1975	12/20/2003	70852	DORRatio
004	982820	2030	5/19/2003	278454	DIAGNOSTIC OUTLIER
004	982820	2255	2/28/2005	330000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
004	982820	2330	8/19/2003	250500	DORRatio
004	982820	2740	9/7/2004	593000	EST PROP ASSESSED DIFF THAN PROP SOLD
004	982820	2740	10/17/2005	644950	EST PROP ASSESSED DIFF THAN PROP SOLD
004	982870	0143	2/24/2003	148859	STATEMENT TO DOR DORRatio
004	982870	0490	6/18/2003	599950	RELOCATION - SALE TO SERVICE
004	982870	0890	12/13/2005	141250	QC DEED; RELATED PARTY, FRIEND, OR NEIGHBOR

Improved Sales Removed from this Annual Update Analysis
Area 15
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Comments
004	982870	1035	9/23/2005	335000	BANKRUPTCY - RECEIVER OR TRUSTEE
004	982870	1045	11/21/2005	650000	DIAGNOSTIC OUTLIER
004	982870	1045	8/13/2003	450000	SELLER IN TRANSACTION WAS BANK
004	982870	1045	1/3/2003	514258	FORCED SALE; EXEMPT FROM EXCISE TAX
004	982870	1210	11/25/2003	435000	SEGREGATION AFTER SALE
004	982870	1360	10/27/2004	550000	Obsol Prevlmp<=25K
004	982870	1485	3/25/2004	343000	IMP. CHARACTERISTICS CHANGED SINCE SALE
004	982870	1635	11/28/2005	216500	QUIT CLAIM DEED Obsol DORRatio
004	982870	1925	5/9/2003	78000	RELATED PARTY, FRIEND, OR NEIGHBOR DORRatio
004	982870	1930	8/26/2005	475000	ActivePermitBeforeSale>25K
004	982870	1930	8/19/2005	25810	DORRatio ActivePermitBeforeSale>25K
004	982870	1935	5/21/2004	390000	Obsol
004	982870	2015	12/8/2003	71451	QUIT CLAIM DEED DORRatio
004	983930	0015	6/30/2005	400000	RATIO BASED ON SR CIT VALUE NOT APPR VALUE
004	983930	0047	2/10/2004	388000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
004	983930	0185	7/25/2005	501000	EST PROP ASSESSED DIFF THAN PROP SOLD
004	983930	0285	5/4/2004	295000	BANKRUPTCY - RECEIVER OR TRUSTEE
004	983930	0755	9/21/2005	344000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
004	983930	0830	10/6/2005	129948	QC DEED; RELATED PARTY, FRIEND, OR NEIGHBOR
004	983930	0875	12/16/2005	134815	QC DEED; RELATED PARTY, FRIEND, OR NEIGHBOR
004	983930	0925	7/31/2003	304000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
004	983930	0995	12/11/2003	23050	DORRatio
004	983930	1060	6/2/2004	320000	BANKRUPTCY - RECEIVER OR TRUSTEE
004	983930	1130	3/14/2003	115436	RELATED PARTY, FRIEND, OR NEIGHBOR
004	983930	1145	7/8/2004	280000	DORRatio
004	983930	1165	8/24/2004	365000	%Compl UnFinArea
004	983930	1190	2/19/2003	209353	DIAGNOSTIC OUTLIER
011	034200	0460	7/5/2005	832500	EST PROP ASSESSED DIFF THAN PROP SOLD
011	035700	0015	11/21/2005	415250	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
011	036600	0060	3/26/2003	234000	STATEMENT TO DOR DORRatio
011	042404	9030	4/14/2004	285000	IMP. CHARACTERISTICS CHANGED SINCE SALE
011	056700	0040	4/12/2005	241302	QC DEED; RELATED PARTY, FRIEND, OR NEIGHBOR
011	056700	0045	6/23/2004	275000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
011	056700	0120	3/19/2003	460000	TRUSTEE SALE - BARGAIN AND SALES DEED
011	056700	0235	1/7/2005	191200	QC DEED; RELATED PARTY, FRIEND, OR NEIGHBOR
011	056700	0268	7/8/2004	380000	CORRECTION DEED
011	056700	0310	5/16/2003	203000	QUIT CLAIM DEED; STATEMENT TO DOR
011	073000	0100	5/25/2004	290000	Obsol
011	073000	0140	11/28/2005	360000	Obsol
011	125020	0980	9/17/2003	55000	QUIT CLAIM DEED DORRatio
011	125020	1105	2/22/2005	79150	QUIT CLAIM DEED DORRatio
011	125020	1355	3/11/2003	840000	SALE ON INCORRECT PARCEL
011	125020	1445	8/12/2004	639000	RELOCATION - SALE BY SERVICE
011	125020	1445	8/9/2004	639000	RELOCATION - SALE TO SERVICE
011	125020	1455	10/25/2004	25000	QC DEED; RELATED PARTY, FRIEND, OR NEIGHBOR
011	125020	1490	8/8/2005	1325000	DIAGNOSTIC OUTLIER

Improved Sales Removed from this Annual Update Analysis
Area 15
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Comments
011	140030	0095	3/12/2003	173000	%NetCond DORRatio
011	140030	0095	12/29/2005	49956	QC DEED; RELATED PARTY, FRIEND, OR NEIGHBOR
011	140030	0150	6/10/2004	100000	IMP. CHARACTERISTICS CHANGED SINCE SALE
011	155620	0185	5/12/2004	330000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
011	341660	0551	5/13/2004	500000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
011	341660	0551	9/19/2005	605000	RELOCATION - SALE BY SERVICE
011	341660	0551	9/19/2005	605000	RELOCATION - SALE TO SERVICE
011	341660	0567	6/8/2004	989000	RELOCATION - SALE BY SERVICE
011	341660	0567	6/8/2004	989000	RELOCATION - SALE TO SERVICE
011	341660	0635	3/30/2004	435530	UnFinArea
011	364410	0115	10/21/2005	425000	EST PROP ASSESSED DIFF THAN PROP SOLD
011	364410	0235	1/21/2003	29000	PARTIAL INTEREST (103, 102, Etc.)
011	364410	0250	10/12/2005	155623	QC DEED; RELATED PARTY, FRIEND, OR NEIGHBOR
011	364410	0265	3/30/2005	195000	SALE TO LLC
011	379600	0220	5/27/2003	408000	QUESTIONABLE PER APPRAISAL
011	429480	0020	9/23/2003	177000	DIAGNOSTIC OUTLIER
011	429480	0025	5/14/2004	221000	EST SALE WAS LESS THAN MARKET TRANS
011	536620	0460	9/10/2003	104871	QUIT CLAIM DEED DORRatio
011	536620	0650	11/9/2005	635000	EST PROP ASSESSED DIFF THAN PROP SOLD
011	636290	0200	6/13/2003	275000	EST NON-REPRESENTATIVE SALE
011	684170	0015	1/9/2003	465000	RELATED PARTY, FRIEND, OR NEIGHBOR
011	684170	0100	10/18/2004	370000	IMP CHARACTERISTICS CHANGED SINCE SALE
011	684170	0100	7/14/2004	220000	DORRatio
011	690920	0400	10/14/2004	452000	Obsol
011	713730	0225	12/22/2004	447900	Obsol
011	783380	0100	10/1/2003	170000	PrevImp<=25K
011	918720	0105	10/19/2005	280000	RELATED PARTIES
011	936360	0115	3/10/2003	400000	RATIO BASED ON ROLL TOT BEFORE APPEAL
011	936360	0275	6/5/2003	365000	FORCED SALE
011	936360	0285	4/20/2004	400000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
011	936360	0380	2/25/2005	10178	DORRatio
011	955220	0045	6/18/2004	200000	DORRatio

Vacant Sales Used in this Annual Update Analysis
Area 15

Sub Area	Major	Minor	Sale Date	Sale Price	Lot Size	View	Water-front
003	125020	0615	7/13/2004	75000	1860	N	N
003	134430	0060	10/12/2004	211500	4200	N	N
003	225450	2092	1/14/2005	70000	3421	N	N
003	516070	0015	8/18/2005	163601	4000	N	N
003	794260	1765	1/26/2004	155000	5120	N	N
004	133880	1019	9/27/2004	127950	3850	N	N
004	501500	1173	1/5/2005	200000	4000	N	N
004	501600	0355	3/29/2005	129500	3440	N	N
004	501600	0355	10/17/2005	108500	3440	N	N
004	982820	1890	8/23/2005	200000	4800	Y	N
004	982870	1926	6/30/2003	95000	2026	N	N
011	684170	0030	6/21/2004	250000	4500	N	N
011	936360	0140	12/12/2005	315000	4005	N	N

Vacant Sales Removed from this Annual Update Analysis
Area 15

Sub Area	Major	Minor	Sale Date	Sale Price	Comments
3	193480	0191	4/7/2005	299000	DOR ratio 0.25 or less or 1.75 or greater
3	193480	0193	4/5/2005	399000	DOR ratio 0.25 or less or 1.75 or greater
3	225450	2335	11/10/2004	215298	Per Real Prop - Estate Settlement - Multi-parcel sale
3	303720	0046	10/1/2005	291000	Quit Claim Deed - Sale from State of Wa to LLC
3	331950	2160	12/10/2003	238500	DOR ratio 0.25 or less or 1.75 or greater
3	331950	2178	10/8/2004	175000	Segregation after sale
3	440020	0071	8/21/2003	226862	Not vacant land sale - sale was for townhouse
3	440020	0072	8/21/2003	226862	Not vacant land sale - sale was for townhouse
3	636290	0152	12/13/2005	305000	DOR ratio 0.25 or less or 1.75 or greater
3	713230	0025	4/7/2005	120000	DOR ratio 0.25 or less or 1.75 or greater
3	754480	0105	12/30/2005	260000	DOR ratio 0.25 or less or 1.75 or greater
3	754480	0110	12/30/2005	255000	DOR ratio 0.25 or less or 1.75 or greater
3	794260	1765	10/21/2004	510000	DOR ratio 0.25 or less or 1.75 or greater
3	912610	1745	4/24/2003	11305	DOR ratio 0.25 or less or 1.75 or greater
3	981870	0009	3/2/2003	70000	DOR ratio 0.25 or less or 1.75 or greater
4	118900	0760	3/25/2003	20000	DOR ratio 0.25 or less or 1.75 or greater
4	118900	1285	11/29/2004	460000	DOR ratio 0.25 or less or 1.75 or greater
4	501600	0450	1/4/2005	175000	DOR ratio 0.25 or less or 1.75 or greater
4	721740	0490	2/26/2004	140000	DOR ratio 0.25 or less or 1.75 or greater
4	920990	0276	12/16/2004	125000	Segregation after sale
4	982870	1211	5/24/2004	150000	DOR ratio 0.25 or less or 1.75 or greater
4	982870	1926	7/26/2004	429000	DOR ratio 0.25 or less or 1.75 or greater



King County
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Scott Noble
Assessor

MEMORANDUM

DATE: February 15, 2006

TO: Residential Appraisers

FROM: Scott Noble, Assessor

SUBJECT: 2006 Revaluation for 2007 Tax Roll

The King County Assessor, as elected representative of the people of King County, is your client for the mass appraisal and summary report. The King County Department of Assessments subscribes to the Uniform Standards of Professional Appraisal Practice 2005. You will perform your appraisals and complete your summary mass appraisal reports in compliance with USPAP 2005. The following are your appraisal instructions and conditions:

1. You are to timely appraise the area or properties assigned to you by the revalue plan. The Departure Provision of USPAP may be invoked as necessary including special limiting conditions to complete the Revalue Plan.
2. You are to use all appropriate mass appraisal techniques as stated in USPAP, Washington State Law; Washington State Administrative Code, IAAO texts or classes.
3. The standard for validation models is the standard as delineated by IAAO in their Standard on Ratio Studies (approved 1999); and
4. Any and all other standards as published by the IAAO.
5. Appraise land as if vacant and available for development to its highest and best use. The improvements are to be valued at their contribution to the total.
6. You must complete the revalue in compliance with all Washington and King County laws, codes and with due consideration of Department of Revenue guidelines. The Jurisdictional Exception is to be invoked in case USPAP does not agree with these public policies.

7. Physical inspections should be completed per the revaluation plan and statistical updates completed on the remainder of the properties as appropriate.
8. You must complete a written, summary, mass appraisal report for each area and a statistical update report in compliance with USPAP Standard 6.
9. All sales of land and improved properties should be validated as correct and verified with participants as necessary.
10. You must use at least three years of sales. No time adjustments to sales prices shall be made to avoid any possibility of speculative market conditions skewing the basis for taxation.
11. Continue to review dollar per square foot as a check and balance to assessment value.
12. The intended use of the appraisal and report is the administration of ad valorem property taxation.
13. The intended users include the Assessor, Board of Equalization, Board of Tax Appeals, King County Prosecutor and Department of Revenue.

SN:swr